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CITY OF CALIPATRIA
GENERAL PLAN

Revised 1991

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**CITY OF CALIPATRIA
GENERAL PLAN
REVISED 1991**



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CITY OF CALIPATRIA

GENERAL PLAN

REVISED 1991

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Roque Barros, Councilmember
Elmer (Corky) Hall, Councilmember
John Woelke, Councilmember

PLANNING COMMISSION MEMBERS

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Dan Carmichael
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GENERAL PLAN
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INTRODUCTION AND PURPOSE

CITY OF CALIPATRIA

GENERAL PLAN

I. INTRODUCTION AND PURPOSE

The General Plan is a comprehensive document which guides the future expansion and development of the City. It covers a long range time span and anticipates the growth of Calipatria to the year 2015. The General Plan contains goals, objectives and policies which will shape the future growth of Calipatria, and will ensure that the quality of life in the City continues to improve for all citizens. The General Plan is not considered to be an inflexible document, and should be revised as necessary to reflect changing conditions. The General Plan, in addition to being a planning document, is also an informational document about the City and its residents. Various facts and figures are presented outlining specific aspects of the community. These aspects include such items as population and numbers of housing units. The City is required by State Planning Law to have an up-to-date General Plan that includes seven mandatory sections or elements. The required elements and a description of each is as follows:

- A. The Land Use Element: The Land Use Element designates the general location and distribution of the use of land for residential, commercial and industrial purposes, and includes standards for population density and building intensity in each area of the City.
- B. The Circulation Element: The Circulation Element depicts the existing and future location of major streets and highways within the City and other transportation facilities such as the municipal airport and rail facilities.
- C. The Conservation Element: The Conservation Element addresses the

conservation, development and utilization of all natural resources, including water resources, soil conservation, preservation of prime agricultural land and preservation of unique biological habitats.

- D. The Open Space Element: The Open Space Element depicts areas which should remain as permanent open space and can possibly be used for outdoor passive or active recreation. Permanent open space areas (except city parks) are designated as such to ensure protection of the public health, safety and welfare. Flood plain areas are a good example of permanent open space areas which, if allowed to be developed for residential uses, would subject persons and structures to possible hazardous flooding.
- E. The Noise Element: The Noise Element identifies and quantifies existing and potential noise sources within the City which could cause health hazards or be an annoyance to persons residing in the vicinity of the noise source. Noise contours which depict varying noise levels are established to be used in conjunction with the Land Use Element, thereby restricting noise sensitive land uses from high noise level areas. Major highways, the railroad, and the City airport are three examples of sources of urban noise.
- F. The Safety Element: The Safety Element identifies areas subject to geologic hazards and other areas such as flood plains and airport clear zones which could be hazardous for certain land uses and activities.
- G. The Housing Element: The Housing Element outlines goals, objectives, policies and programs to promote the construction of new affordable housing for all socio-economic groups.

Optional general plan elements can be added in the future if the City so desires. Such optional elements could address subjects such as parks and recreation,

historic preservation, and economic development.

The City of Calipatria is expected to experience considerable growth during the next 20 years. One of the major factors which will influence the growth of the City in the future is the new Calipatria State Prison. The State Prison is being developed on a 340 acre site approximately 2.5 miles northeast of the City on Blair Road. The new State Prison will ultimately house over 4,000 inmates and will employ 1,362 people. The City of Calipatria is the closest community to the Prison site. The State Prison site is included within the General Plan area.

The population of the City is projected to increase to approximately 14,000 by the year 2015. This population figure includes the 4,000 inmates expected to be housed in the new State Prison. The population of the City was 2,690 in April 1990, according to the U.S. Census. The Revised General Plan will help ensure that the future growth of the City takes place in an orderly and controlled environment.

II. AREA HISTORY

Until approximately the year 1900, the area surrounding Calipatria was quite barren. Just prior to the turn of the century, an irrigation engineer named C.R. Rockwood and another man named George Chaffey, sought to divert some Colorado River waters to irrigate the potentially fertile soils of the Imperial Valley. In 1901, the efforts of Rockwood and Chaffey, among others, resulted in the diversion of Colorado River water into the Imperial Valley. For a few years, the system worked well. However, during the period of 1905-1907, diversion difficulties developed due in part to the droughts of those years. To obtain sufficient waters during the drought period, a cut was made in the Colorado River channel and, phenomenally, the river changed its entire course to flow through the cut made by engineers northward toward the area of lowest elevation in the Imperial Valley. The waters of the Colorado River flowed northward through what had formally been small

intermittent streams labeled the New and Alamo Rivers, turning them into raging torrents. The New River was transformed from little more than a creek to a river 40 to 100 feet deep and one-quarter to three-quarters of a mile across. This new flow into the Alamo and New Rivers resulted in the rapid erosion of the banks from both rivers which is still highly visible today.

The flow of the Colorado River water eventually resulted in the formation of the Salton Sea. The newly created sea, an impressive salt water body, created by a combination of natural and man-caused events, was enormous in size (approximately 35 miles long and 15 miles wide). A few years after its overflow, the Colorado River was returned to its original course by engineers under direct orders from President Theodore Roosevelt. In 1911, the people of the Imperial Valley voted to create a special district to handle the supply of water and take charge of irrigation in certain parts of Imperial County. During its early years, the Imperial Irrigation District (IID) acted much as a wholesaler of water, selling large quantities of water to private water retailers. However, it was soon realized that it would be more economical to have one large distributor deliver water directly to consumers. Therefore, the IID started purchasing the properties of the small retail water companies. In 1936, the IID became involved in the production of electricity, whereupon larger cities in the Valley became dependent upon the IID to furnish them with both water and electrical power, a situation which still exists today.

The City of Calipatria was incorporated on February 28, 1918, as a general law city in the State of California. The City is known as having the tallest Flagpole in the Imperial Valley. The top of the Flagpole is located at Sea Level. The flagpole is 180 feet tall and symbolizes friendship.

III. NATURAL RESOURCES AND CLIMATE

A. Desert Area Water Resources

The source of virtually all surface waters in Imperial County is the Colorado River. The water is diverted from the Colorado River at the Palo Verde Wier north of Blythe by the Palo Verde Irrigation District and at the Imperial Dam by the Imperial Irrigation District. The water is distributed through the All-American Canal headworks and desilting basins by the Imperial Irrigation District and is delivered to the Bard Irrigation District and other users in the Yuma, Bard, Imperial and Coachella Valleys.

The Imperial Irrigation District canal and drainage system serves in excess of 500,000 acres of irrigated farm land within the District Boundary. The system includes 80 miles of the All-American Canal Section, and 1,620 miles of other main and lateral canals.

A favorable salt balance has been maintained in Imperial Valley soils because 31.32% more salt was discharged through the District's drainage system than was brought into the Valley by importation of Colorado River water for irrigation. This balance is due to the installation of 28,972 miles of underground drain tile in individual fields since 1929.

The IID entitlement of Colorado River water is 2.6 million acre feet per year.

The continued rise in the surface elevation of the Salton Sea is causing serious drainage problems in the cultivated areas adjacent to the Sea. The high level at the time the Sea was formed was about -195 feet in 1907. The low of -250 feet came in 1925. The level fluctuates several feet annually, but had risen steadily to the high of -226 feet in April 1984.

The elevation of the Sea fluctuates over time due to evaporation, wet years, and drainage from both the New and Alamo Rivers, as well as from above average upstream releases due to heavy rainfall during storms.

B. Climate and Air Quality

Calipatria has an arid climate with hot, relatively humid summers and very mild, pleasant winters. The climatic conditions of the area are governed by large-scale warming and sinking of air in the semi-permanent subtropical high pressure center over the Pacific Ocean. The high pressure ridge blocks out most mid-latitude storms except in the winter, when the high pressure ridge is weakest and farthest south. Also, the coastal mountains prevent the intrusion of the cool, damp air found in the coastal regions.

The flat terrain and strong temperature differentials, created by intense heating and cooling patterns, produce moderate winds and deep thermal circulation systems. Thus, even though the summers are hot, the general dispersion of local air pollution is greater than in the coastal basins where polluted inversion layers may remain for long periods.

Daily temperatures and seasonal variations can be extreme. The clear skies and rapid heating and cooling of the desert soils create high temperatures by day and quick cooling by night. Typically, temperatures of 100 degrees fahrenheit or over occur more than 100 days each year with freezing temperatures averaging less than 10 days per year. Average rainfall is 2.8 inches per year.

Wind direction varies during most of the year, but prevailing wind direction is predominantly from the west. During the summer months, the wind has a strong southeasterly pattern.

Calipatria is located within the Southeast Desert Air Basin (SEDAB), covering the Imperial, Coachella and Antelope Valleys eastward to the Arizona border. The Imperial County Air Pollution Control District (APCD) was established in 1971 and has county wide jurisdiction. Particulate matter (PM-10) originating from agricultural activities is the primary air quality concern in Imperial County and in the City.

Agricultural odors are specifically exempt from air quality rules, while others, if they impact a significant population, may be abated under APCD's odor nuisance abatement authority.

Air pollution monitoring stations are located in Brawley, El Centro and Calexico. These stations determine if the County is meeting the National Ambient Air Quality Standards (NAAQS). These standards are the levels of air quality necessary to protect the public health and welfare from any adverse effects, with an adequate margin of safety.

The local air quality levels are currently better than most state standards; however, the particulate matter concentrations do not meet either state or federal standards. This failure is due to natural and man made conditions, i.e. wind blown sand, dust and agricultural burning of fields.

C. Soils and Minerals

The soils of the central irrigated area of the County consist of interbedded sands, silts, pebble conglomerates and clay.

A notable phenomena experienced in Imperial Valley is shrink-swell. Expansive soils such as silty clay, silty clay loams and other clay mixtures swell when water is absorbed and shrink when drying occurs. Most of the central irrigated area has such clay soils and an expected high degree of "shrink-swell" potential.

Mineral deposits found within the County include: Copper, Gold, Lead, Manganese, Nickel, Silver and Tungsten. Other non-metallics include: Barite, Calcium Chloride, Gems and Ornamental Stones, Gypsum Kyanite and Alusite, Limestone, Quartz, Sand and Gravel, Sodium Sulphate and Clay.

IV. ENVIRONMENTAL SETTING

The City of Calipatria, located in the north end of the Imperial Valley, is situated in one of the finest agricultural areas in the world. The reason for the agricultural success of the region is the large quantity of water which is transported from many miles east via the All-American Canal and subsequently distributed to farm lands by similar canals.

Calipatria is located on the gently sloping Imperial Valley floor, situated on a very deep alluvial fill deposited over many thousands of years from the Colorado River and other less important streams originating in the Superstition and Chocolate Mountains. There are few significant topographical features in the immediate vicinity. The two principal physiographic features are the deep narrow eroded gorges of the New and Alamo Rivers. The Alamo River is located near the western boundary of the planning area.

Imperial County is located in the southeast corner of California. It is bordered on the north by Riverside County, on the west by San Diego County, on the east by the Colorado River (which forms the boundary of Arizona) and on the south by 84 miles of the International Boundary with the Republic of Mexico (Baja California). The County covers an area of 4,597 square miles.

The Salton Trough, the most dominant land form within the County, comprises the northern landlocked portion of the Gulf of California and includes the Coachella,

Imperial and Mexicali Valleys. The elevation of this broad alluvial plain ranges from 47 feet above sea level at the high point of the Colorado River Delta in Mexico to 275 feet below sea level near the Riverside County line. The lowest portion of the Trough is covered by the Salton Sea, California's largest inland body of water. The Salton Sea covers approximately 250,000 acres (390 square miles). The Salton Trough is 30 miles wide and is characterized by:

1. Very high heat flow through the earth's crust;
2. Thinning of the earth's crust;
3. Accumulation of up to twenty thousand feet of sediments in a low-lying plain; and
4. Major northwest trending faults.

The complex geologic structure of the Salton Trough has been evolving for millions of years. It is a "rift" in the earth's crustal plates. The East Pacific Rise is the boundary between the Pacific and North American Plates. It extends up the Gulf of California by a series of "spreading centers" with strike slip faults. The thinning of the crust from the slow but continuous widening of the Salton Trough causes the earth's magma to rise closer to the surface and generates abnormally high heat flow which in turn heats deep groundwaters.

A more detailed description of seismic activity and earthquake history in the County can be found in the Safety Element of the General Plan.

From a geologic standpoint, the entire north end of the Imperial Valley represents a continuation of the structural depression of the Gulf of California. The lowest part of the Imperial Valley is near the Salton Sea where the elevation was -226 feet as of April 1984. In fact, much of the Imperial Valley is below sea level. The City of Calipatria is approximately 180 feet below sea level.

From a location near the Mexican Border, the Imperial Valley slopes northward to its lowest point of elevation near the Salton Sea. The Imperial Valley is a relatively unique area, largely due to its below sea level elevation.

Hundreds of years ago, the Imperial Valley and much of the area to the north was covered by a large lake extending 150 miles in length and averaging 30 miles in width. This lake is referred to as Cahuilla and was fed by the waters of the Colorado River. As a result of this drainage activity, the rich soils which eroded from the 240,000 square miles of drainage area were deposited in the valley. Over 600 years ago, Lake Cahuilla dried up when the Colorado River changed course and cut all but seasonal overflow from the valley.

The irrigated portion of the County roughly coincides with the shoreline of the ancient Lake Cahuilla and the sea level contour. Non-marine and alluvium sediments cover large portions of the area, especially at the base of the mountain ranges. The mountains are primarily extrusions of volcanic, granitic, igneous and metamorphic rock complexes. The mountains forming the margins of the Trough also exhibit extensive faulting. Wind blown sand is found throughout the County. The Algodones Dunes are over 40 miles in length, and five miles wide. They run northwest to southeast and lay from 2 to 18 miles east of the irrigated area. The intervening area is known as East Mesa.

V. CALIPATRIA IN THE FUTURE –A PREDICTION

The City of Calipatria will experience significant growth over the next 20-25 years. The City will be transformed from a small rural community to a medium sized City. The Calipatria State Prison will provide stable employment for many City residents. The economic impact of the prison will create a demand for a greatly increased level of retail and service businesses. In the future, the residents of Calipatria will no longer have to travel to Brawley to shop for groceries or other goods and

services. The City of Calipatria will become more self sustaining in the next 25 years.

The socio-economic characteristics of the City will change significantly over the next 25 years. The median income within the City will increase as more middle income persons choose to reside in the City. Agriculture will continue to be a major industry for the City in the foreseeable future; however, with diversification of the local City economy, it will not be the only industry in town. The projected changes that will occur in the future, as outlined above, will most likely be very positive and will help the City move into the twenty first century.

LAND USE ELEMENT

LAND USE ELEMENT

I. GROWTH MANAGEMENT

The main purpose of the General Plan is to improve the quality of life in Calipatria and stimulate the economy, thereby increasing the number of businesses and jobs in the City. Goals, objectives and policies contained throughout the General Plan express the City's desires for visual appearance, levels of traffic and noise, parks and recreational facilities, housing type and affordability, water and air quality, transportation services, and other components of the urban environment.

Growth management policies will guide the day-to-day decision making of the Planning Commission and City Council as these two public bodies review new subdivisions, site plans, zone change requests, and other development applications and proposals. Growth management implementation techniques contained in the policies will ensure growth is regulated in order to prevent undesirable environmental and fiscal impacts to the City and its residents. The General Plan does not attempt to control growth. Rather, it directs growth to appropriate areas in order to prevent undesirable impacts to sensitive wildlife habitats and prime agricultural lands. The direction of growth and the form and density of the urban area are major issues which affect the quality of life and the City's impact on its natural environment.

A. Guiding Policies

1. Minimize disruption to agriculture by maintaining a compact urban form and by directing new growth to areas containing the least productive agricultural land.
2. Retain in agricultural production throughout the planning period all

agricultural land designated as such on the General Plan Map.

3. Encourage new commercial growth in areas which have direct access to arterial streets, thereby providing for an increased level of traffic safety and convenience.
4. Attempt to ensure that a range of development sites are available in order to stimulate the construction of new affordable housing of various types for all socioeconomic groups.
5. Confine new growth to those areas which have adequate infrastructure (water, sewer, etc.) to service the new development.
6. Discourage new residential growth in close proximity to the Calipatria Municipal Airport.
7. Encourage commercial development in appropriate areas which will increase the City's sales tax base and provide new jobs.
8. Confine new industrial development to those sites adjacent to or in close proximity to the Southern Pacific Railroad tracks and the Calipatria Municipal Airport.
9. Encourage and promote development of vacant and under-utilized land, thereby preventing urban sprawl.

B. Implementation Policies

1. Annex the State Prison site, and the land between the Prison site and the existing City Limits, to prevent the creation of an island of

incorporated territory.

2. Annexation of additional development areas shall take place only when a Tentative Subdivision Map or Site Plan is submitted for a specific development project.
3. Annexation of property for speculation purposes shall be strongly discouraged.
4. Request that the Imperial County Planning Commission and Board of Supervisors coordinate with the City to prevent premature development of agricultural land within the Sphere of Influence Planning Area.
5. Revise the Zoning Ordinance and Subdivision Regulations to make them consistent with the General Plan.
6. Ensure that the City's Capital Improvement Program is consistent with the goals, objectives and policies contained in the General Plan. As a matter of policy, the City's annual budget shall not be adopted until compliance with this policy is verified by the City Council.
7. If expansion of urban services and facilities cannot keep pace with service demands, establish urban service area boundaries and restrict new developments to those areas which can effectively be served with City services.

II. LAND USE - GENERAL GOALS AND OBJECTIVES

Goal 1

Encourage the development of compatible land uses which will enhance the quality of life in the City of Calipatria. Increase land use compatibility to the maximum extent possible.

Objective No. 1

Eliminate non-conforming land uses within the General Plan Area by the year 2015.

Goal 2

Encourage an orderly conversion of land uses while simultaneously protecting those lands best suited for non-urban land uses.

Objective No. 1

Provide appropriate buffers between agricultural land and urban use land.

Goal 3

The premature development of non-contiguous areas to the City shall not be permitted.

Objective No. 1

Prevent an urban sprawl development pattern through control of the Site Plan and Subdivision Approval Process, thereby ensuring development projects are consistent with the goals, objectives and policies of the General Plan.

Goal 4

The City shall encourage and maintain a neighborhood-focused pattern of development.

Objective No. 1

Establish and maintain internally consistent planning areas which recognize the neighborhood-focused pattern of City development.

Objective No. 2

Designate arterial streets, state highways and the Southern Pacific Railroad tracks as boundaries to separate the neighborhood planning areas.

Goal 5

Provide incentives through the Calipatria Redevelopment Agency, such as land write downs, to stimulate the development of attractive and economically viable commercial activities in the downtown area.

Goal 6

Develop programs for community enhancement and beautification, preserving the natural amenities of the community.

Objective No. 1

The clean-up of the downtown business area, converting it to a visually appealing community asset.

Goal 7

Encourage the growth of diverse industries and the expansion of agricultural related industries in planned industrial parks, and in close proximity to the Calipatria Municipal Airport, thereby encouraging development of airport compatible land uses.

Goal 8

Ensure that new development is compatible in scale and architectural style with existing development.

Objective No. 1

Establish an architectural design review overlay zone for the downtown area.

Objective No. 2

Develop design guidelines for the downtown area.

Goal 9

Enforce the performance standards contained in the Zoning Ordinance as they relate to industrial uses.

Objective No. 1

Revise the Zoning Ordinance to specify performance standards for levels of noise, dust, smoke, vibration, odors, lighting and other environmental factors.

Goal 10

Designate appropriate sites for new school facilities.

Objective No. 1

Coordinate with the Calipatria Unified School District regarding the size and location for potential new school sites.

III. RESIDENTIAL LAND USES

Goal 1

Encourage new residential development and the construction of a variety of housing types to meet the needs of all existing and future Calipatria residents.

Objective No. 1

Achieve a variety of housing types and range of prices/rents in the City.

Policies:

1. Promote residential developments of all types through appropriate zoning policies.
2. Maintain a site plan review process which allows the City flexibility in establishing residential densities and housing types for individual projects.

Objective No. 2

Ensure that sufficient land is available to meet future housing needs.

Policies:

1. Maintain a minimum five-year reserve of vacant residential land.
2. Use the site plan review process to ensure the most efficient use of residential land.

Objective No. 3

Ensure that new residential development is allowed at densities appropriate to meet the 14,000 urban area population by the year 2015.

Goal 2

Encourage economical residential project design by not imposing unreasonable conditions on the residential developer.

Objective No. 1

Set reasonable standards for open space, lot size, minimum lot area per unit, lot coverage, building bulk, parking and other site design considerations. Review these standards at least every three years.

Goal 3

Preserve and protect residential neighborhoods from adjacent incompatible uses.

Objective No. 1

Provide adequate buffers, thereby separating commercial, industrial and agricultural uses from residential uses.

Policies:

1. Establish design, parking and location standards for

commercial and industrial uses abutting or in close proximity to residential uses.

2. Require residential uses to be separated by a street, park, or greenbelt from agricultural land.
3. Require all residential subdivision designs to incorporate a perimeter fence or masonry wall at least six (6) feet in height to act as a visual buffer between conflicting land uses.

Goal 4

Provide designated areas, both in and out of mobile home parks, suitable for the location of single-wide mobile homes, thereby increasing the potential supply of affordable housing in the City.

Objective No. 1.

Develop a mobile home subdivision zone and a mobile home park zone, and add these Zoning Districts to the Zoning Ordinance.

Goal 5

Increase incentives for housing maintenance and the production of housing in infill areas through public economic incentives (waiver of fees, etc.).

Objective No. 1

Encourage the upgrading of inner-city older residential areas through programs of the Community Redevelopment Agency.

Policies:

1. Implement a land write down program to reduce development costs for new developments to be located in older and/or blighted neighborhoods.
2. Use funds set aside by the Redevelopment Agency to rehabilitate existing deteriorated housing or to help fund new lower income housing developments.

Objective No. 2

Develop and adopt a Zoning Ordinance Revision which allows for attached single family homes with smaller lots and a zero lot line development concept.

Policies:

1. Identify infill sites for new construction in the Housing Element which are suitable for zero lot line development.

Goal 6

Provide an adequate mix of high and low density residential land uses to house people of all socioeconomic levels, while maintaining a balanced community.

Objective No. 1

Designate appropriate areas on the General Plan Land Use Map for multiple family projects.

Policies:

1. Encourage the construction of Planned Unit Developments which provide amenities for their residents and abundant open

space and landscaping.

2. Encourage clustering of residential units and density transfer agreements for new development projects.

Goal 7

Enhance the efficiency of City services through increased residential density and infill development within the urban area.

Objective No. 1

Provide development incentives for potential infill sites.

IV. COMMERCIAL LAND USES

The commercial land use goals, objectives and policies attempt to:

- A. Reinforce the importance of the Central Business District as the principal commercial district in the urban area; at the same time also recognize the limit on commercial expansion in the Central Business District resulting from the scarce amount of land available in this area for commercial expansion and the need to address parking issues.
- B. Encourage a wide range of commercial services in the City of Calipatria.
- C. Provide employment opportunities for City residents and future residents, consistent with the City's growth needs.
- D. Provide for strategically located neighborhood commercial centers to meet the convenience needs of neighborhood residents.

- E. Recognize the need for a shopping center and identify locations in Calipatria suitable for such a development.
- F. Recognize the need for motel and restaurant developments and identify locations suitable for such projects.

Goal 1

Provide for an adequate level of commercial land use to serve the needs of Calipatria residents to the year 2015, providing a full range of commercial services and employment opportunities for City residents.

Objective No. 1

Ensure that sufficient land is designated as commercial to meet the commercial needs of Calipatria residents.

Policies:

1. Maintain sufficient flexibility in the types of uses allowed in commercially designated areas to address changes in market conditions and to encourage competition.
2. Provide a minimum 5 year supply of surplus commercial land to be included in areas zoned for commercial uses.

Objective No. 2

Designate commercial areas which are provided with convenient access from all neighborhoods in Calipatria.

Objective No. 3

Provide employment opportunities for Calipatria residents.

Goal 2

Establish standards for the location of commercial areas.

Objective No. 1

Encourage development of highway-oriented commercial uses.

Policies:

1. Encourage the development of a shopping center on East Main Street (State Highway 115). Such a shopping center should have a major supermarket and drug store plus smaller retail and service stores.

Objective No. 2

Encourage development of neighborhood commercial centers.

Policies:

1. Neighborhood commercial centers should primarily provide convenience goods and serve the limited neighborhood market. For example: grocery stores, small restaurants, apparel shops, small hardware stores, automotive service stations and drug stores.
2. Neighborhood commercial centers shall be located on arterial streets. Sufficient off-street parking should be provided.
3. Neighborhood commercial centers shall be designed to a scale consistent with surrounding residential uses. Setbacks and landscaping should be used to reduce any adverse visual and noise impacts of the commercial center on surrounding residential neighborhoods.

V. INDUSTRIAL LAND USES

Goal 1

Provide for an adequate amount of industrial land to serve the needs of Calipatria businesses to the year 2015, providing a full range of industrial activity and employment opportunities for City residents.

Objective No. 1

Ensure that sufficient land is available to meet the industrial needs of the City and to provide for some surplus for a choice of industrial locations.

Policies:

1. Maintain sufficient flexibility in the types of uses allowed in industrially designated areas, provided these uses are environmentally safe and do not endanger the surrounding population.

Objective No. 2

Define industrial areas which are central to the City and are provided with adequate rail and/or truck access.

Goal 2

Establish standards for the location of industrial areas within the City of Calipatria.

Objective No. 1

Encourage railway-oriented and easily accessible industrial uses.

Policies:

1. Such industrial uses should be those requiring direct access to a railway line or spur.

Objective No. 2

Encourage development of industrial parks, with rail and/or vehicular access, in areas of the City where such uses will have a minimum adverse impact on surrounding land uses. An example of such an area would be the Calipatria Municipal Airport.

Objective No. 3

Encourage agricultural-related industrial land uses in appropriate locations. Examples of such uses include processing and packaging plants for agricultural products.

Objective No. 4

Enforce the performance standards of the Zoning Ordinance regarding noise, smoke, dust, odors, vibration and lighting glare, to ensure minimum impact of industrial uses on residential uses in close proximity to industrial sites.

VI. PUBLIC FACILITIES LAND USES

Goal 1

Provide adequate sites for government administrative offices and land uses.

Objective No. 1

Locate government offices so that they are easily accessible to all City residents.

Policies:

1. Government legislative and administrative offices should be concentrated in or near the Central Business District to facilitate public access, interaction among agencies, and interaction among agency staff.

Objective No. 2

Require compatibility between non-downtown government offices and surrounding land uses.

Policies:

1. Government administrative offices in or adjacent to a residential district should be designed for consistency in scale, and landscaping should be compatible with landscaped areas in the residential district.
2. Traffic congestion, parking problems, and noise impacts shall be minimized.

Goal 2

Encourage the development of government offices and facilities which will provide the maximum number of jobs for City residents.

Policies:

1. Contact County, State, and Federal Agencies on a periodic basis regarding location of offices and other facilities in the City.

VII. CAPITAL IMPROVEMENTS

Goal 1

Encourage new development which is adequately provided with municipal improvements and services.

Objective No. 1

Plan for capital improvements designed to serve the future population of the City. Construct capital improvements in coordination with the rate of new development.

Policies:

1. Establish facility use standards and determine facility capabilities so that the need for new facilities can be projected in advance of development.
2. Identify current areas of the City which are inadequately served by facilities and services or which may be inadequately serviced in the future.
3. Require developers to pay reasonable fees for the future installation of necessary off-site improvements primarily serving new developments, such as local street and arterial street extensions, sewer, water and storm drainage facilities, traffic control signals, and other required facilities.
4. Seek to reduce the cost of providing capital facilities through standards which address a specified level of performance rather than a prescribed type of improvement. For example:

the use of narrower street width where low traffic counts (local residential streets) warrant reduction.

5. Encourage the use of assessment districts, industrial development bonds, and other techniques for financing improvements serving existing and new development.
6. Utilize Community Development Block Grant Funding whenever possible for infrastructure improvements.

Objective No. 2

Ensure that consistency is achieved by the City between the projects outlined in the annual City budget and those projects outlined in the Capital Improvements Plan.

VIII. ENVIRONMENTAL CONSIDERATIONS

Goal 1

Consider environmental aspects when making land use decisions, and balance the need for accommodating new development with the need to reduce environmental impacts from development through implementation of appropriate mitigation measures.

Objective No. 1

Identify natural environmental constraints to development and apply appropriate conditions to development approvals to address those constraints, thereby mitigating adverse environmental impacts.

Policies:

1. Identify those areas prone to flooding, with unstable soils, with steep slopes, in seismic fault zones, or subject to geological hazards.
2. Provide procedures in the City's zoning , subdivision, and other land use ordinances to address these constraints.
3. Reduce the effects of the man-made environmental impacts with standards addressing light and glare , traffic and parking, landscaping, noise, air pollution, and water pollution.

Objective No. 2

Encourage energy conservation and land resource conservation in all types of developments.

Policies:

1. Encourage site plans which minimize paved surfaces.
2. Encourage, where appropriate, clustered housing.
3. Enforce state energy standards for all new structures.
4. Encourage the use of solar energy systems.
5. Encourage building designs with extra insulation, reduced window areas, and energy saving appliances.
6. Encourage conservation of agricultural land.

IX. AGRICULTURAL LAND USES

All agricultural land surrounding Calipatria is "prime" or "statewide important" agricultural land.

Goal 1

Identify and encourage conservation of prime agricultural lands in and adjacent to the City of Calipatria.

Objective No. 1

Classify prime agricultural lands.

Policies:

1. Include a soils classification map in the General Plan showing the classification of soils in and around the City and their value for agricultural uses.
2. Include in the General Plan the Important Farmlands Map prepared by the State Department of Conservation.

Objective No. 2

Adopt appropriate zoning classifications to protect prime agricultural lands.

Policies:

1. Prevent premature conversion of agricultural land to urban uses through control of zoning changes.
2. Establish zoning regulations to reduce conflicts between agricultural and adjacent or nearby non-agricultural urban uses.

3. Require appropriate buffers between agricultural and urban land uses when zone changes are granted or when subdivisions are approved.
4. Adopt and periodically review agricultural zoning regulations to determine if additional agricultural zoning districts can be implemented to protect prime farmlands.
5. Periodically review the official zoning map to determine if additional agricultural land can be designated on the zoning map.

X. STANDARDS FOR MAXIMUM POPULATION DENSITY

The standards for population density within the Calipatria General Plan area are expressed as numbers of persons per acre for each of the residential and agricultural land use categories defined in the General Plan.

Some areas within the City will have a greater population density than others. Research has shown that population densities have a direct correlation to dwelling units per acre. In all types of housing, including both single family and multi-family, it was found that the average household size is 3.74 persons per dwelling unit, according to the 1990 Census data for Imperial County. Therefore, when referenced in terms of persons per acre, the following units per acre for each of the residential land use designations can be expressed in terms of persons per acre as follows:

	<u>Units Per Acre</u>	<u>Persons Per Acre</u>
(a) Single Family R-1 (low density)	3 to 5	11 to 18
(b) Multiple Family R-2 (low density)	6 to 10	21 to 35
(c) Multiple Family R-3 (medium density)	11 to 15	39 to 53
(d) Multiple Family R-4 (high density)	16 to 20	56 to 70
(e) Agricultural	1 to 2	4 to 7

As can be seen from the above breakdown, the maximum density of 70 persons per acre would only occur in the high density multiple family zone, which is the R-4 zoning district.

XI. STANDARDS FOR BUILDING INTENSITY

The standards for building intensity within the Calipatria General Plan area are expressed in terms of the maximum percentage of a lot or parcel that may be covered by buildings and accessory structures, and by the maximum height of buildings and accessory structures allowed within each land use designation as follows:

<u>Land Use Designation</u>	<u>Maximum Percent Allowable Lot Coverage</u>	<u>Maximum Building Height</u>
Single Family Residential (low density)	35%	35 FT.
Multiple Family Residential (low density)	45%	35 FT.
Multiple Family Residential (medium density)	55%	35 FT.
Multiple Family Residential (high density)	60%	40 FT.
Commercial (neighborhood)	75%	35 FT.
Commercial (general)	80%	50 FT.
Light Industrial	80%	50 FT.
Heavy Industrial	90%	75 FT.
Recreation Area	50%	35 FT.

<u>Land Use Designation</u>	<u>Maximum Percent Allowable Lot Coverage</u>	<u>Maximum Building Height</u>
Airport Area	50%	To be determined according to FAA criteria (varies)
Light Agriculture	25%	75 FT.
General Agriculture	10%	75 FT.
General Agriculture (Rural)	10%	75 FT.
Heavy Agriculture	10%	75 FT.

The maximum building or structure height for all the above land use designations will be restricted by FAA height criteria around the airport. As can be seen from the information provided in this section, the most intense land use is restricted to the commercial and industrial areas of the City.

XII. DEFINITION OF LAND USE CATEGORIES

For the purposes of the General Plan Land Use Element, the Land Use categories are defined as follows:

Residential-Low Density

Land uses which consist of single family dwelling units on individual lots or parcels of land, including mobile homes, which are either detached or attached (zero lot line) dwelling units.

Also included in this category are lots or parcels of land containing up to a maximum of two (2) dwelling units per lot or parcel. The two (2) dwelling units referred to herein could either be attached (duplex) or unattached single family homes. The low density residential category includes all uses permitted in the R-1, R-1A and R-2 zoning districts as outlined in the zoning ordinance.

Residential-Medium Density

Land uses which consist of multiple family attached units with three (3) or more units per lot or parcel of land. This category includes apartment buildings, triplexes and condominium buildings. The medium density residential category includes all uses permitted in the R-3 zoning district as outlined in the zoning ordinance.

Residential-High Density

Land uses which consists of multiple family attached units with up to 20 dwelling units per lot or parcel of land. This category includes apartment buildings and condominium buildings. The high density residential category includes all uses permitted in the R-4 zoning district as outlined in the zoning ordinance.

Commercial

Land uses which consist of all types of commercial businesses, including retail businesses, wholesale businesses and offices. The commercial land use category includes all uses permitted in the C-1 and C-2 zoning districts as outlined in the zoning ordinance.

Industrial

Land uses which consist of both light industrial and heavy industrial uses, including all types of manufacturing, distribution, storage and processing facilities. The industrial land use category includes all uses permitted in the M-1 and M-2 zoning districts as outlined in the zoning ordinance.

Agricultural

Land uses which include all types of crop production, and in addition, light industrial and commercial uses such as welding shops and tractor repair shops which are directly related to agriculture. The agricultural land use category includes all uses permitted in the A-1, A-2, A-2-R, and A-3 zoning districts as outlined in the zoning ordinance.

Open Space

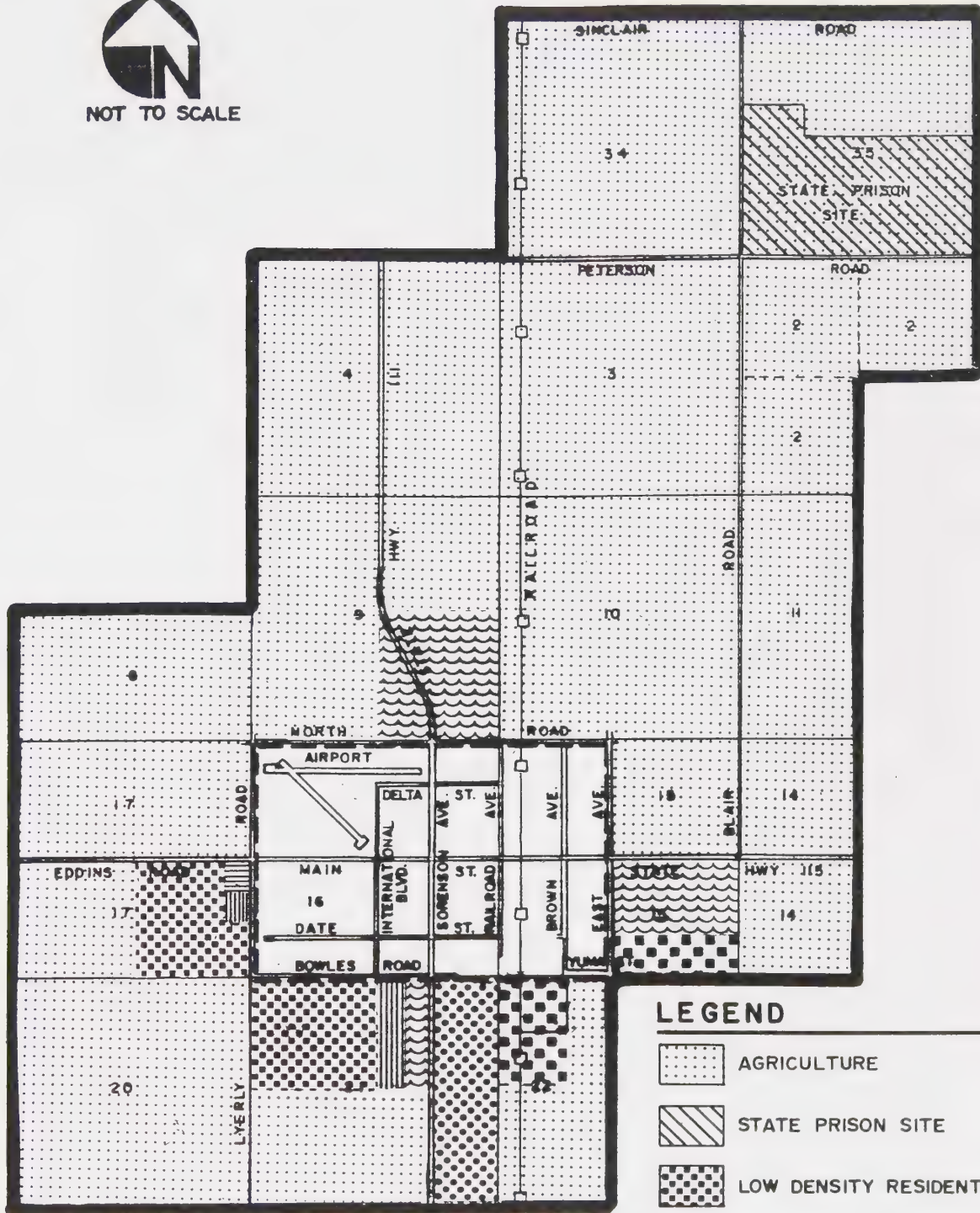
Land uses which consist of the Alamo River Flood Plain, City parks and other recreational sites, and buffer zones, where it is desirable, or in the case of flood plains mandatory, that the land not be developed with permanent structures. This category includes all uses permitted in the O-S zoning district as outlined in the zoning ordinance. Also included in this category are the clear zones located off the ends of the airport runway at Calipatria Municipal Airport.

Recreation









Land uses which consist of such activities as camp grounds, golf courses, playgrounds, and fish farms. This category includes all uses permitted in the "F" (recreation) zoning district as outlined in the zoning ordinance.

Airport

Land uses which include the Calipatria Municipal Airport property and the businesses and activities located on the airport property. Such uses include the runway, taxiway, aircraft parking areas, hanger buildings, office buildings, and other aviation related uses. This category includes all uses permitted in the "K" (airport use zone) as outlined in the zoning ordinance.



LEGEND

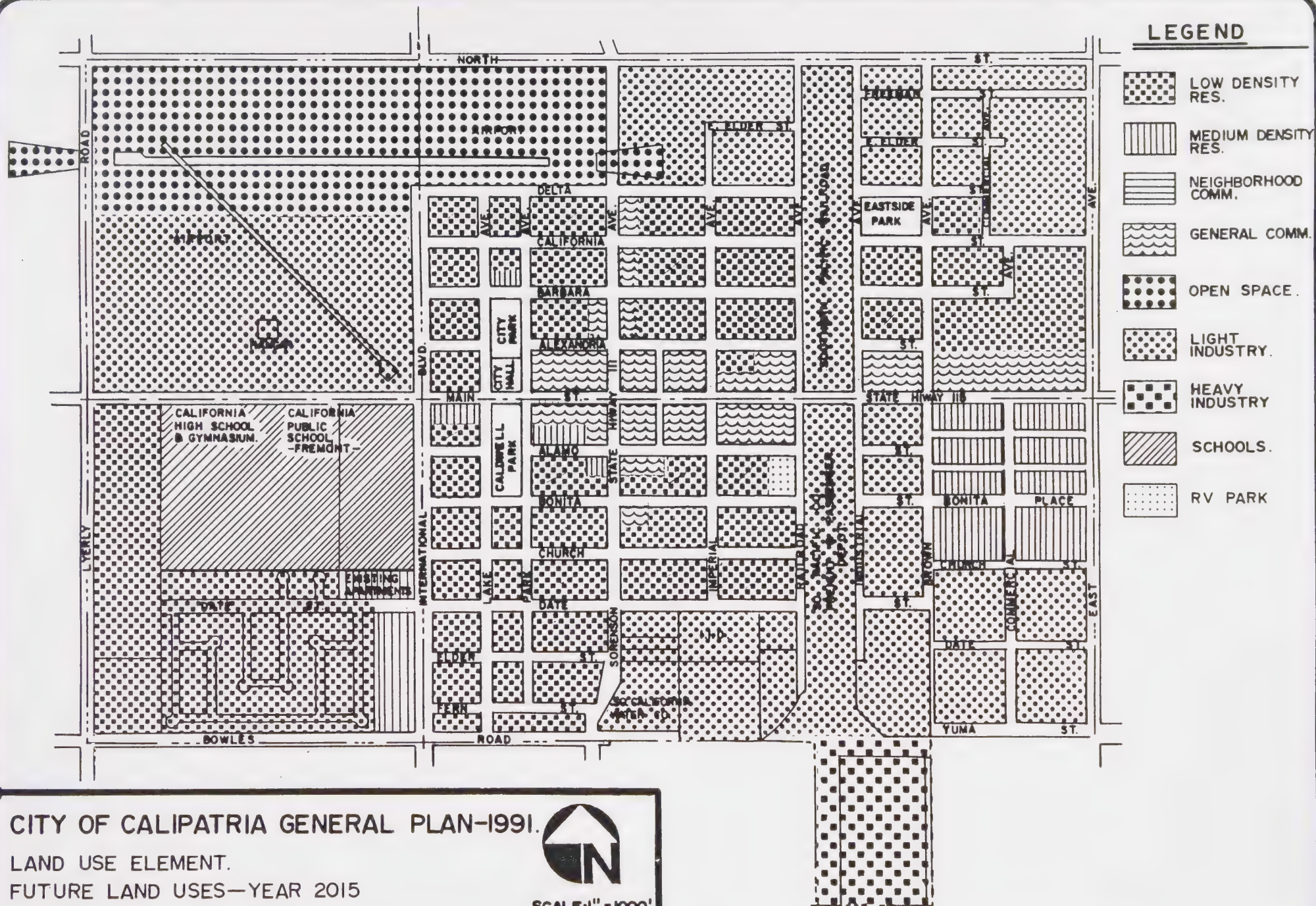
-  AGRICULTURE
-  STATE PRISON SITE
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  NEIGHBORHOOD COMMERCIAL
-  GENERAL COMMERCIAL
-  HEAVY INDUSTRIAL
-  LIGHT INDUSTRIAL

NOTE: SEE FIGURE LU-2 FOR LAND USES INSIDE DASHED LINE AREA.

CITY OF CALIPATRIA — 1991 GENERAL PLAN
 LAND USE ELEMENT.
 FUTURE LAND USES—YEAR 2015
 FIGURE LU-1

PLANNING AREA.

THE HOLT GROUP—ENGINEERS AND PLANNERS.



CIRCULATION ELEMENT

CIRCULATION ELEMENT

I. INTRODUCTION AND PURPOSE

The Circulation Element addresses the current and future needs of the community for transportation facilities which will provide for the efficient movement of persons and goods throughout the City. A major aspect of this element relates to the convenience of the transportation and circulation system. The efficient and safe movement of vehicular traffic through the City is one of the major purposes of the General Plan.

The Circulation Element shows, in map form, the location of existing and future streets, highways and alleys. Also depicted are other transportation facilities including the Calipatria Municipal Airport and rail facilities. The Circulation Element is compatible with the Land Use Element and compliments the Land Use Element by providing a circulation system capable of accommodating the traffic volumes produced by the various residential, commercial and industrial land uses.

East Main Street in Calipatria is actually State Highway 115. Sorenson Avenue is State Highway 111. The City has no official jurisdiction over these streets as they are state highways. The State Department of Transportation, in addition to controlling the state highway right-of-ways, is also responsible for all maintenance of these streets within and outside the City Limits. This benefits the City in that the City does not have to be concerned with maintenance of these two major arterials. The intersection with the highest volume of traffic is the intersection of Main Street and Sorenson Avenue (State Highway 111 and 115).

In addition to streets and highways, the Circulation Element is also concerned with other transportation facilities and services. Included among these other facilities

are the Calipatria Municipal Airport and the Southern Pacific Railroad.

The Circulation Element is also concerned with the provision of transportation services. These services include bus transportation to and from the City, taxi cab services, and air transportation.

II. GOALS, OBJECTIVES AND POLICIES

Goal 1

Ensure that the circulation/transportation system of the City of Calipatria provides safe and convenient mobility for all City residents.

Objective No. 1

Establish and periodically review transportation and circulation standards which achieve convenient and safe mobility for all Calipatria residents, which provide for emergency access, and which provide adequate access for other public and private uses.

Policies:

1. Include reasonable off street parking and loading standards in the Zoning Ordinance.
2. Review street improvement standards and evaluate methods for reducing the required area of paved surfaces.
3. Encourage clustered residential site designs, which share parking and internal circulation systems.

Objective No. 2

Reduce the adverse impacts of traffic and circulation systems on adjacent sensitive land uses.

Policies:

1. Require screening of parking areas.
2. Review vehicular ingress and egress patterns between public and private land uses to reduce traffic conflicts.
3. Require noise barriers as necessary to reduce noise impacts on sensitive uses.

Objective No. 3

Establish and maintain a system of streets and traffic control facilities which minimize traffic impacts on residential areas and which preserve the tranquility of residential neighborhoods.

Policies:

1. Street design standards shall consider existing development patterns and the access requirements for proposed future land uses.
2. Permit restricted local streets in residential areas where such streets would be appropriate. These streets shall have a minimum 45 foot right-of-way.
3. Establish truck routes on arterial streets only. Prevent intrusion of trucks into residential neighborhoods.

Goal 2

Make every effort to ensure that the State Highway transportation system in Imperial County adequately serves the transportation and economic needs of the City.

Objective No. 1

Coordinate with the State Department of Transportation regarding all plans for future improvements and future routing on State Highways 115 and 111, to minimize any negative impacts to the City.

Objective No. 2

Request the State to consider the interests of the City before any improvements or route changes are implemented by the State to State Highways adjacent to or within the City.

Objective No. 3

Request the State to upgrade State Highway 115 to a four (4) lane expressway between the City and Interstate 8.

Goal 3

Provide signalization at various intersections throughout the City as justified by detailed traffic studies.

Objective No. 1

Construct a traffic signal with left turn features at the intersection of Main Street and Sorenson Avenue.

Objective No. 2

Analyze the need for a traffic signal at the intersection of Main Street and International Boulevard.

Goal 4

Establish a coordinated and cooperative transportation program between the City of Calipatria, Imperial County, and the State Department of Transportation (Caltrans) for the northern Imperial County area.

Objective No. 1

Establish a committee composed of interested citizens, Chamber of Commerce members and City Staff members to work with the State on the future improvement plans and routing for State Highways 111 and 115.

Objective No. 2

Ensure that the economic growth of the City is not restricted by changes in routing to State Highways that would bypass the City in such a manner as to negatively affect the City's economy.

Objective No. 3

Ensure that State Highway 111 is upgraded to a four (4) lane expressway facility for the entire route between Interstate 10 in Riverside County and Interstate 8 in Imperial County, thus providing increased economic growth potential for the City.

Goal 5

Encourage commercial air service to utilize the Calipatria Municipal Airport.

Objective No. 1

Continue with improvements to the Calipatria Municipal Airport.

Objective No.2

Contact commuter airlines concerning the possibility of provision of scheduled passenger air service to Los Angeles, San Diego and other communities from Calipatria Airport.

Goal 6

Encourage alternate modes of transportation other than the automobile, to achieve a more balanced transportation system and to reduce environmental impacts.

Objective No. 1

Develop a bike route plan that provides for both commuter and recreational uses of the bicycle.

Goal 7

Encourage mass transit modes of transportation.

Objective No. 1

Support the establishment of a Dial-a-Ride program, and other public transportation programs such as the IVC Shuttle Bus.

Objective No. 2

Encourage the establishment of a taxicab company in the City.

Goal 8

Encourage the continued service and the enhancement of rail transportation service to Calipatria.

Objective No. 1

Maintain railroad crossings in a satisfactory condition, by requesting the railroad to provide for regular maintenance of crossings.

Objective No. 2

Encourage the railroad to provide passenger rail service to Calipatria and other Imperial Valley communities.

Objective No. 3

Encourage the construction of additional spurs to serve existing and future industrial uses.

Goal 9

Strive to maintain a traffic level of service (LOS) C or better as the standard for all major intersections within the City.

Objective No. 1

Adopt engineering design standards which require left turn lanes, traffic lane striping at intersections, and prudent use of stop signs to ensure maximum efficiency of the circulation system.

Objective No. 2

Install traffic signals at major intersections when needed to maintain the traffic flow at LOS C or better.

Policies:

1. Require that any proposal for an amendment to the Land Use Element demonstrate that the level of service will be maintained as LOS C or better on all arterial and collector streets
2. Require developers to mitigate the traffic impacts of their projects through the provision of traffic signals where needed.

Goal 10

Increase pedestrian safety within the General Plan area.

Objective No. 1

Establish a city-wide plan for pedestrian walkways.

Policies:

1. Require developers to construct pedestrian walkways and sidewalks for all residential development projects.
2. Establish crosswalks across arterial and collector streets where needed to enhance pedestrian safety.

Objective No. 2

Conduct radar traffic speed surveys within the General Plan Area to determine safe speed limits for City streets.

Policies:

1. Enforce speed limits through the use of radar devices by the Police Department.

III. FUNCTIONAL STREET CLASSIFICATION

A. Introduction

The streets within the General Plan Area are classified according to the function that each street performs.

Arterial Streets function as traffic movers to expedite the movement of traffic through the City from one point to another. As such, the speed limit on arterials is typically 45 mph. Access onto arterials should be strictly controlled to limit the access points and therefore retain maximum capacity. Left and right turn lanes are provided to prevent disruption of traffic flow and enhance safety. On street parking should be restricted.

Collector Streets provide land access and movement within residential, commercial and industrial areas. Collectors penetrate but should not have continuity through residential areas. Major collector streets direct traffic to selected major intersections with arterial streets. These intersections, in most cases, are signalized. The speed limit on collectors is typically 30 mph. Turning movements are anticipated and in most cases left and right turn lanes are not needed.

Local Streets serve principally to provide land access and can exist in any land use setting. There can be local residential streets, local downtown streets and local industrial streets. Movement on local streets is incidental and involves traveling to or from a collector street. Therefore, trip length on local streets is short and as a result traffic volumes are typically low and the speed limit is usually 25 mph. Local streets are not through streets and in many instances end in a cul-de-sac.

B. Design Standards for Streets

The following design standards are general in nature and could be modified somewhat for specific projects:

<u>Street Classification</u>	<u>Right of Way</u>	<u>On Street Parking</u>	<u>Face of Curb to Face of Curb</u>	<u>Travel Lanes</u>
Primary Arterial	100 ft.	No	65 feet	4
Secondary Arterial	80 ft.	Yes	54 feet	2
Collector	60 ft.	Yes	44 feet	2
Local	50 ft.	Yes	44 feet	2
Restricted Local	40 ft.	No	25 feet	2

C. Level of Service (LOS) Criteria

<u>Street Classification</u>	<u>Target LOS</u>	<u>Target LOS (Peak Hour)</u>
Primary Arterial	A	B
Secondary Arterial	A	B
Collector	B	C
Local	B	C
Restricted Local	C	D

D. Intersection Level of Service Descriptions

<u>Service Level Description</u>	<u>Volume-to-Capacity Ratio</u>	<u>Stopped Delay per Vehicle (seconds)</u>
Free Flow	0.00 - 0.59	≤ 5.0
Stable Operation	0.60 - 0.69	5.1 - 15.0
Stable Operation	0.70 - 0.79	15.1 - 25.0
Approaching Unstable	0.80 - 0.89	25.1 - 40.0
Unstable Operation	0.90 - 0.99	40.1 - 60.0
Forced Flow	Not Applicable	> 60.0

IV. IMPLEMENTATION OF IMPROVEMENTS TO TRANSPORTATION/ CIRCULATION FACILITIES

A. Streets

The streets listed below have been identified as needing major improvements and/or reconstruction. The projected completion date of the improvements is also listed. The type of improvement planned is also outlined. Reconstruction includes replacement of curb, gutter, and sidewalk where needed, and also could include new construction of an entire street section.

<u>Street</u>	<u>Type of Improvement</u>	<u>Planned Target Year</u>
International Blvd.	Reconstruction	1992
Lake Avenue	Reconstruction	1993
Park Avenue	Reconstruction	1994
Imperial Avenue	Reconstruction	1995
Delta Street	Reconstruction	1996
Date Street	Reconstruction	1997
Church Street	Reconstruction	1998
Bonita Street	Reconstruction	1999
Alamo Street	Reconstruction	2000
Alexandria Street	Reconstruction	2001
Barbara Street	Reconstruction	2002
California Street	Reconstruction	2003
Brown Street	Reconstruction	2004
Commercial Street	Reconstruction	2005
East Avenue	Reconstruction	2006
Elder Street	Reconstruction	2007
Fern Street	Reconstruction	2008
East Elder Street	Reconstruction	2009

<u>Street</u>	<u>Type of Improvement</u>	<u>Planned Target Year</u>
Freeman Street	Reconstruction	2010
North Street	Reconstruction	2011
Railroad Avenue	Reconstruction	2012
Industrial Avenue	Reconstruction	2013

B. Airport

The improvements listed below will be made to the Municipal Airport. The planned year for the improvements and type of improvements is as follows:

<u>Improvement</u>	<u>Planned Target Year</u>
Seal Coat Runway	1992
Reconstruct Taxiway	1994
Construct Transient Parking Ramp	1995
Install Runway and Taxiway Lights	1996
Install Visual Approach Aids	1996
Install Security Fencing	1998

C. Signalization

Traffic Signals are planned for the intersections listed following this paragraph. It is anticipated that the signals will be installed sometime during the planning period of the General Plan. The target date for full implementation of the General Plan is the year 2015. The signals will be installed when detailed traffic studies indicate signalization is warranted due to the level of traffic. The traffic signal planned for the intersection of Main Street and Sorenson Avenue (State Highway 115 and 111) is required to be installed by the State as a mitigation measure for the prison related traffic. Traffic studies indicate this signal will be needed and it will be installed during 1992.

The following signals are planned:

1. Main Street and Sorenson Avenue
2. International Boulevard and Main Street
3. Brown Avenue and East Main Street

D. Bicycle Routes

The bicycle routes listed below are planned to be implemented during the planning period.

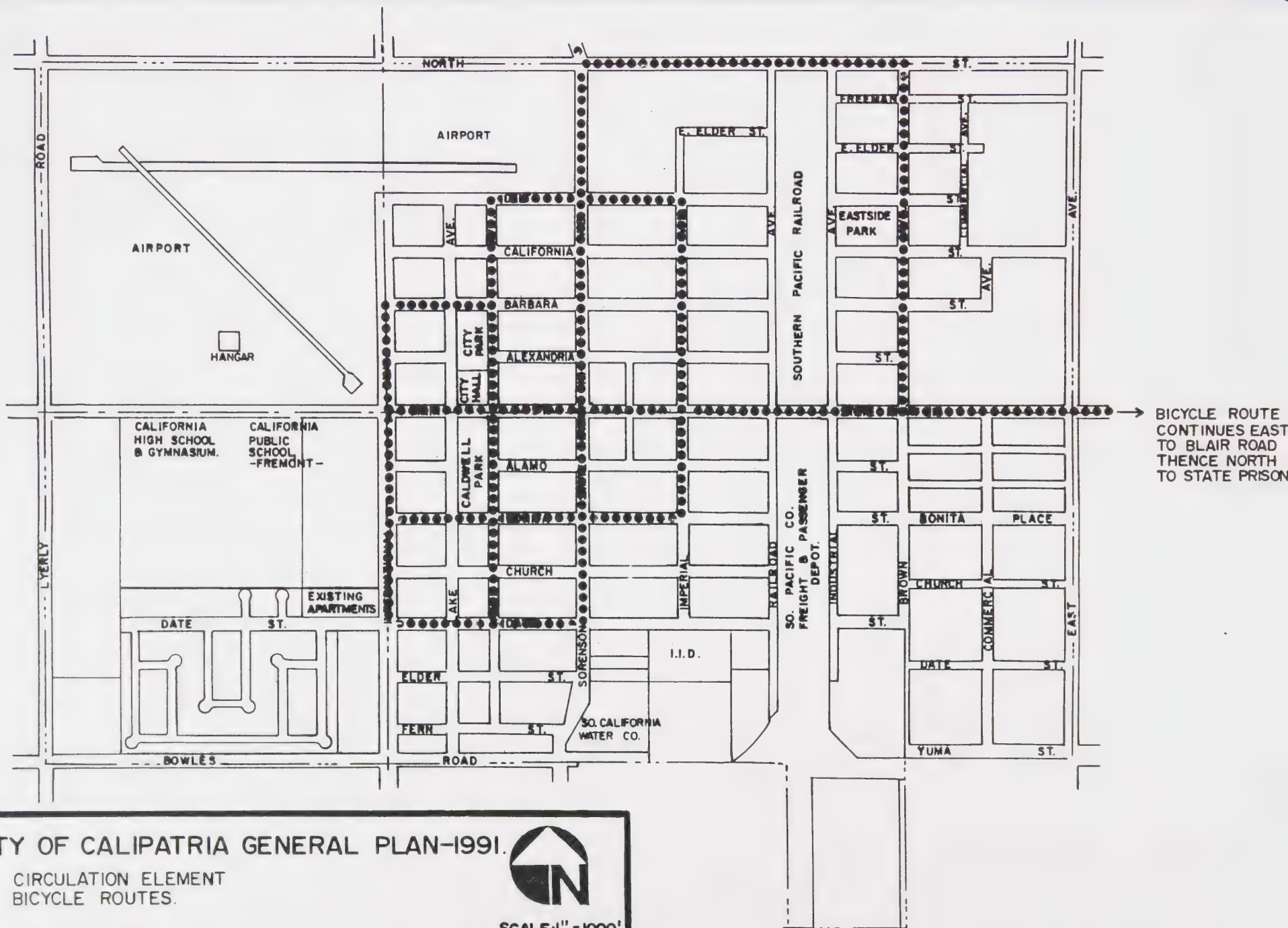
1. East Main Street to Blair Road and North along Blair Road to the State Prison Site
2. South International Boulevard from Date Street to Main Street
3. South International Boulevard to Bonita Street, east to Park Avenue, north on Park Avenue to Barbara Street, west to North International Boulevard, and south to Main Street
4. North Street, east to Brown Avenue, south on Brown to Main Street
5. Main Street from International Boulevard to East Avenue
6. Sorenson Avenue from Date Street to North Street
7. Date Street from International Boulevard to Sorenson Avenue.

8. Imperial Avenue from Bonita Street to Delta Street
9. Bonita Street from Park Avenue to Imperial Avenue
10. Park Avenue from Date Street to Bonita Street
11. Delta Street from Park Avenue to Imperial Avenue
12. Park Avenue from Barbara Street to Delta Street

E. Pedestrian Walkways

The pedestrian walkways listed below are intended to be implemented during the planning period. The pedestrian walkways will consist of sidewalks with a width of at least 5 feet.

1. Main Street from Calipatria High School to East Avenue
2. Sorenson Avenue from Date Street, north to Delta Street
3. International Boulevard from Delta Street, south to Date Street
4. Park Avenue from Date Street, north to Delta Street
5. Lake Avenue from Date Street, north to Delta Street



NOISE ELEMENT

NOISE ELEMENT

I. INTRODUCTION AND PURPOSE

The Noise Element is one of the seven mandatory General Plan elements. State Planning Law dictates which noise sources shall be analyzed in the Noise Element. Specifically, Government Code Section 65302(F) states as follows:

"The General Plan shall include a Noise Element which shall identify and appraise noise problems in the community. The Noise Element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- 1. Highways and freeways.*
- 2. Primary arterials and major local streets.*
- 3. Passenger and freight on-line railroad operations and ground rapid transit systems.*
- 4. Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.*
- 5. Local industrial plants, including, but not limited to, railroad classification yards.*
- 6. Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.*

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following

generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the Land Use Element that minimizes the exposure of community residents to excessive noise.

The Noise Element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted Noise Element shall serve as a guideline for compliance with the State's Noise Insulation Standards."

The major purpose of the Noise Element is to limit Community exposure to excessive noise levels. This can be accomplished in several ways. The best method is to make adjustments to the Land Use Element to prevent noise sensitive uses (residences, schools, hospitals, etc.) from being located in areas with excessive noise levels. A secondary method would be to construct residences and other noise sensitive structures with construction materials and techniques that provide significant noise attenuation, thereby lessening the transmission of noise to the interior of the buildings. However, this secondary method still exposes citizens to excessive noise when they are outdoors. Another important consideration for the Noise Element is to determine the duration of the noise and the time of day that the noise is being generated. The longer the duration of noise from a particular source, the more disturbing it will be to surrounding uses. For example, an excessive noise that lasts only one hour per day and occurs from 1:00-2:00 in the afternoon will be far less disturbing than a noise that occurs continually from midnight to 6:00 in the morning. Late night noise generation can easily disturb the sleep of people in residences located close to the noise source. Noise buffers in the form of masonry walls and vegetation can provide some lessening of noise impacts to surrounding uses, and are therefore appropriate

mitigation measures in many instances.

The height of a noise source above the ground level affects the transmission of noise to surrounding properties. The higher the noise source above ground, the greater will be the distance the noise is transmitted. Therefore, every effort should be made to locate stationary noise generators at ground level or as close to ground level as possible.

Noise sources can basically be classified in two ways, as follows:

A. Stationary Noise Sources

Stationary noise sources remain in one place on a permanent basis, and are generally associated with mechanical equipment. Air conditioning units mounted on the roof of a building are an example of a stationary noise source.

B. Transitory Noise Sources

Transitory noise sources are movable noise generators and are generally related to transportation equipment such as trucks, trains, cars and aircraft. Major transitory noise generators in Calipatria include aircraft operations noise, railroad noise, and vehicle noise along the State Highways and major City streets.

To the human ear, loudness of the noise is not only a function of sound intensity, but also of sound frequency. Higher frequency sounds tend to seem louder to people than lower frequency sounds. Therefore, sound level meters are often equipped with weighting networks which give more weight to higher frequency sounds. There are three (3) different weighting networks, designated as A, B, and

C, which give varying degrees of weight to high frequency sounds. Highway generated noise, railroad noise and aircraft noise, are usually measured with the "A" weighted network. The readings taken on the meter are recorded in "A" weighted decibels (dba).

II. GOALS, OBJECTIVES AND POLICIES

Goal 1

Minimize noise impacts on citizens to ensure a peaceful living environment.

Objective No. 1

Restrict major stationary noise generators to industrial zones to the maximum extent feasible.

Policies:

1. Enforce the performance standards of the Zoning Ordinance to minimize noise.
2. Require appropriate noise buffers such as walls and plantings to prevent excessive noise transmission off site.
3. Require stationary noise generators such as large air conditioning and refrigeration units to be located at ground level, if feasible, to reduce the distance of noise transmissions.

Objective No. 2

Ensure the flight pattern for the Municipal Airport remains on the north side of the airfield to minimize aircraft noise impacts within the City.

Policies:

1. Ensure the flight pattern restriction is outlined in the FAA Airport/Facility Directory and Local City Ordinances governing the airport.

Objective No. 3

Implement the recommendations for noise attenuation as outlined in the 1991 County Airport Land Use Compatibility Plan.

Policies:

1. Prevent the issuance of building permits for residences in noise zones with noise levels greater than CNEL 55 dba.
2. Ensure residential structures located in close proximity to the airport are so constructed as to provide for an interior noise level no greater than CNEL 45 dba.
3. Require developers to grant aviation easements to the City.

Objective No. 4

Encourage aircraft pilots to use "noise abatement" techniques during takeoff and landing operations.

Policies:

1. Develop and distribute noise abatement procedures to local pilots and ensure that they are noticed in the FAA Airport/Facility Directory.

Objective No. 5

Restrict truck traffic to major highways and arterials.

Policies:

1. Designate appropriate truck routes by City Ordinance that will ensure minimal noise impact to residential areas.

Objective No. 6

Restrict the construction of new residences in areas adjacent to the railroad tracks which have high potential noise levels. (greater than CNEL 55 dba).

Policies:

1. Prevent the issuances of residential building permits in high noise areas.
2. Encourage the construction of commercial and industrial uses adjacent to or in close proximity to the railroad tracks.

Objective No. 7

Coordinate with Caltrans to ensure state highway improvements, such as routing changes, do not increase community exposure to excessive noise.

Policies:

1. Request the Caltrans District Director to keep the City Staff and Mayor informed on all proposed state highway improvements. Send periodic letters to the State requesting an update on state highway improvements.

Goal 2

Ensure compatible land uses are located around or near major noise generators.

Objective No. 1

Revise the Land Use Element as necessary to allow for compatible land uses when new stationary noise sources are planned for or introduced into the community.

Policies:

1. Use the Conditional Use Permit Process contained in the Zoning Ordinance to properly condition projects which generate significant noise levels.
2. Require appropriate noise buffers around stationary noise sources that generate significant noise levels.

III. LAND USE COMPATIBILITY

A. State Guidelines

The California Department of Health has established guidelines for assessing the compatibility of community noise environments and land uses in terms of community noise equivalent level (CNEL). These guidelines rank noise and land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable. These guidelines are summarized in Figure N-1. The highest threshold noise levels considered normally acceptable for the most noise-sensitive land uses, which are single family and multiple family residences, are 60 and 65 dba CNEL.

The State of California Department of Health Services model noise ordinance, contained in Table N-1 establishes exterior noise standards. The ordinance is designed to protect residential areas from stationary noise sources on private properties. The model noise ordinance requirements cannot be applied to mobile noise sources, such as when traveling on public roadways. Control of the mobile noise sources on public roads is preempted by federal and state laws. The noise ordinance also does not apply to motor vehicles on private property.

TABLE N-1
MODEL NOISE ORDINANCE STANDARDS

Maximum Time of Exposure	Noise Metric*	Noise Level Not to Be Exceeded	
		7 A.M.-10 P.M.	10 P.M.-7 A.M.
30 minutes/hour	L50	50 dBA	45 dBA
15 minutes/hour	L25	55 dBA	50 dBA
5 minutes/hour	L8.3	60 dBA	55 dBA
1 minute/hour	L1.7	65 dBA	60 dBA

*L(x) = noise level exceeded x percent of the time.

IV. RAILROAD NOISE

The Southern Pacific Railroad has a branch line that passes through the eastern section of the City of Calipatria, east of Railroad Avenue. According to the Southern Pacific representative, a minimum of two (2) freight trains pass through the City every day except Sunday. The time of day when the trains operate varies. A maximum of six (6) trains could pass through the City in any given 24 hour period. This branch line connects with the Southern Pacific main line at Niland and extends south to Brawley and El Centro. Railroad noise is therefore transmitted to surrounding land uses on an almost daily basis.

Railroad noise is measured in terms of CNEL (dBA). Railroad noise levels can be determined by computer modeling according to the distance in feet from the railroad tracks as outlined below. These projections do not include influences of topography or structures and barriers which might reduce the noise levels.

EXISTING RAILROAD NOISE LEVELS

Distance (feet)	100	200	300	400	500	700	1,000	2,000	5,000
CNEL (dBA)	74	70	67	64	62	60	57	51	44

As depicted above, existing train movements on the Southern Pacific rail line can reach high maximum noise levels (greater than 75 dBA) at a distance of 50 feet. Existing residential uses within roughly 350 feet of the railroad are currently exposed to noise levels greater than 65 dBA CNEL. It is therefore necessary to restrict residential land uses adjacent to the railroad tracks and to designate these areas for commercial and industrial uses which are not noise sensitive uses.

V. AIRPORT NOISE

Aircraft noise can be divided into two (2) basic categories. Aircraft on the ground waiting to take off, and aircraft in a taxi mode operating on the surface of the airport is one category. Another is the noise generated by aircraft in flight during either the takeoff, landing, or cruising phase of flight.

The County of Imperial, as a part of its revised Airport Land Use Plan, measured and analyzed the noise impacts associated with the Calipatria Municipal Airport. The County Airport Land Use Plan contains a compatibility map indicating which areas of the City are suitable for various land uses that would minimize the public's exposure to aircraft noise. The County plan also projects CNEL noise contours for

the Calipatria Airport. Figure N-2 includes the noise contours and Figure N-3 outlines which land uses are compatible in each area of the City. Tables N-2, N-3, and N-4 outline the compatibility criteria and the acceptable and prohibited land uses around the airport. Table N-5 includes a comparison of aircraft noise for turbine (jet) aircraft with other common noise sources.

One method of reducing the sound transmission from outdoors to the interior of a building or residence is to use noise attenuation building techniques. The noise level reduction afforded by ordinary building construction is outlined in Table N-6. Additional insulation in walls and ceilings, exterior solid core doors, smaller window areas, larger roof overhangs, wall to wall carpeting, and building orientation can all increase the amount of noise level reduction in a residential or commercial building. Keeping the windows closed at all times will also prevent transmission of noise from the exterior to the interior.

Among the basic characteristics of sound which are of particular interest in the discussion of aircraft-generated noise is its attenuation or reduction over distance. Part of the reduction occurs because the sound energy is spread over a geometrically increasing area as the distance from the source increases. At sufficient distances from the source, the geometric spreading results in a 6 dBA loss per doubling of distance. Additional attenuation results from absorption of the sound by the air and by the ground, structures, and other objects.

Sound propagation through the air is affected by meteorological conditions including air temperature, temperature inversions, humidity, wind speed, and air turbulence. Sounds traveling along a hard ground surface are attenuated by an additional 2.5 dBA in 1,000 feet (compared to the attenuation in air alone) and tall grasses or shrubs can double this figure. Structures, terrain, or other barriers can provide

significant attenuation for ground-to-ground noise as well. Ground cover and objects on the ground, however, have little effect on air-to-ground noise, such as that from aircraft.

The attenuation of sound from the exterior to the interior of a building is fairly consistent among structures of similar construction type.

Noise is often perceived to be the most significant of the adverse impacts associated with airport activity. To better understand airport noise impacts, it is important to recognize the variables involved with regard to different types of aircraft, the location where the noise occurs, and other factors such as pilot techniques.

Types of Aircraft

The noise emitted by different types of aircraft has distinctly different properties. Although there are also differences among specific makes and models of aircraft within each broad group, these distinctions are generally less pronounced.

Jet Airplanes

Both the character and the intensity of jet airplane noise has changed over time as new engine technologies have been developed and introduced into the airline and business jet aircraft fleets. The older, pure-jet engines produce noise that is both very loud and at the high end of the frequency spectrum. Newer generation, fan-jet engines -- in which a substantial volume of the air entering the engine bypasses the combustion chamber -- create noise that is comparatively lower both in intensity and frequency. The extent

to which future technology can continue to reduce jet-engine noise is uncertain. Most of the overall noise level improvements at airports having jet activity are expected to result from the retirement of the older, louder jet aircraft.

Propeller Airplanes

The dominant noise from most propeller airplanes, whether they be driven by piston or turbojet engines, is from the propeller itself. Propeller airplane noise varies depending upon the number of engines, the rotational speed of the propellers, the number of blades on each propeller, and the pitch of the blades, as well as, to some extent, the type of engine.

Compared to jets, the majority of propeller airplanes emit significantly less noise when measured at equal distances from the aircraft. The size of the aircraft is a major factor in this distinction; however, most propeller airplanes flying today are substantially smaller and lighter than jet airplanes. For aircraft of similar weight, the noise levels of aircraft that are propeller driven and those that have new-technology, fan-jet engines are not vastly different. Another factor affecting the relative noise levels generated by the two aircraft types is the takeoff climb profile. Because jets climb much more rapidly than typical propeller airplanes, the noise levels measured on the ground diminish rapidly with increased distance from the runway. Consequently, at points sufficiently far from the runway end, the higher altitude attained by jets may make them effectively quieter than propeller airplanes.

Other Variables

The noise levels experienced on the ground as an aircraft flies over are primarily dependent upon the inherent loudness of the aircraft, the aircraft's altitude, and the horizontal distance between the measuring site and the aircraft flight track. Other variables are also important , however. These other variables are outlined below.

Pilot Technique

An important variable in aircraft noise is the pilot. Depending upon the techniques that the pilot employs, the same aircraft can generate significantly different noise levels. Conditions which produce some of the greatest noise variations include: the angle of climb while on takeoff (also affected by air temperature); the pitch setting on variable pitch propeller airplanes, especially at high takeoff power settings; power adjustment during takeoff by jet aircraft; and the airspeed and descent rate relationships that determine the extent of helicopter blade slap during landing operations. Pilot awareness of the aircraft configurations that create abnormally high noise levels can be a significant factor in helping to reduce airport noise impacts.

Air Temperature

On hot days aircraft cannot climb as rapidly as when temperatures are cooler. Takeoff noise impacts consequently are stretched out over a greater distance from the runway end.

Sound Wave Reflections

The presence of nearby structures or steep terrain can cause sound wave reflections which may increase noise levels. Certain meteorological conditions, particularly a solid, low cloud cover, also can reflect sound back to the ground, resulting in higher noise levels.

Noise, especially aircraft noise, affects people and their activities in varied and complex ways. Three principal types of effects can be identified: physiological, behavioral, and subjective.

A. Physiological Effects

Physiological effects can be either temporary or permanent. Among the temporary effects are startle reactions and the effects of sustained sleep interference. Hearing loss is the most obvious permanent effect of noise. Research indicates that off-airport aircraft noise, even from the loudest aircraft, is generally not severe enough to produce permanent or even sustained (after the noise ceases) physiological effects.

B. Behavioral Effects

Behavioral effects are usually measured in terms of interference with human activities. Speech interference and interference with the enjoyment of radio or television are the most often cited effects. Interference with concentration on mental activities and disruption of sleep are two others. Most of the

readily identifiable aircraft noise effects fall into this category.

C. Subjective Effects

Subjective effects are by their very nature unique to each individual and, therefore, difficult to quantify. Subjective effects of noise are commonly described in terms of "annoyance" or other similar terms.

It is the intent of the City of Calipatria to comply with the recommendations contained in the County Airport Land Use Plan to minimize community exposure to aircraft noise. The City's General Plan Land Use Element is consistent with the compatibility recommendations of the County Airport Land Use Plan.

VI. HIGHWAY NOISE

There are two main state highways which pass through the City of Calipatria. These are State Highway 111 and 115. Both of these highways are 4 lanes within the City limits and then transition to 2 lanes outside the City limits. The annual average daily traffic volume on Highway 111 (Sorenson Avenue) was approximately 5,000 in 1987. State Highway 115 (Main Street) had an annual average daily traffic volume of approximately 1,350 where the state highway intersects East Avenue. It can be seen that State Highway 111 carried approximately 4 times the volume of traffic compared with Highway 115 in 1987. Both of the state highways carry a considerable volume of truck traffic. The volume and type of traffic (trucks versus passenger car) has an affect on the noise generated. The construction of the new state prison will add a considerable volume of traffic to State Highway 115 (Main Street). The traffic volumes generated by the prison were analyzed in the

Environmental Impact Report prepared for the prison and they are summarized in Table N-7. As can be seen from this table, 45 truck trips per week will be needed to service the prison at 190% capacity. The additional traffic volumes generated by the prison were summarized in the prison EIR as follows:

"The location of the prison at the Peterson/Blair Road site, with Blair Road as the primary project access, will contribute an additional 1,400 to 2,050 daily trips to Highway 111, south of the intersection with Highway 115. Highway 115 will receive an additional 850 to 1,240 vehicles, and as the primary access, Blair Road will receive 2,820 to 4,110 additional daily trips."

Source: Prison EIR prepared by Westec Services

As can be seen from the above traffic volume projections, the new prison will add a considerable volume of traffic to Main Street and Sorenson Avenue in the City. The additional traffic generated by the prison will result in additional traffic noise within the City.

Future traffic noise can be approximated for State Highway 111 and 115 (Sorenson Avenue and Main Street) based upon noise measurements taken at other typical State Highway locations. Noise measurements taken near the intersection of Pulliam Road and State Highway 98 in Southern Imperial County during the preparation of the prison EIR could be considered typical of rural area state highway noise levels. The noise levels generated along Highway 98 were estimated to be approximately 69 to 72 dBA at 100 feet from the roadway centerline. These same noise levels should also be the approximate traffic noise levels for Main Street and Sorenson Avenue (State Highway 115 and 111). For planning purposes it will be assumed that the 65 CNEL contour would be located approximately 300 feet from

the centerline of Highway 111 and 115. Since normal residential building construction provides a noise level reduction (NLR) of 20 dBA, residences constructed at least 300 feet from the centerline should not have interior noise levels which exceed 45 dBA. An interior noise level of 45 dBA is the maximum desirable interior noise level for residential dwelling units.

Primary arterial streets and major local streets would not be expected to have the same high noise levels as a state highway. This is due to a lesser volume of truck traffic than would be experienced with a state highway. For both of these street classifications, the 65 CNEL noise level contour should not extend beyond 20 feet from the edge of the street. Standard building construction techniques should reduce interior noise levels to 45 dBA or less for residences set back at least twenty (20) feet from the edge of arterial and local streets. Truck traffic will be restricted within residential areas by placing a weight limit of 6,000 pounds on residential streets. Arterial streets which allow trucks will be restricted to Main Street (west of Sorenson Avenue) and to Railroad Avenue and Industrial Avenue along the railroad tracks. Truck traffic will also be allowed on North Street which runs east and west along the north boundary of the City. Restricting truck traffic to these arterials will minimize noise impacts to residential neighborhoods.

VII. STATIONARY NOISE SOURCES

Significant stationary noise sources would include such items as large air conditioning units and other mechanical equipment, such as an auto body crusher or rock crusher. These types of noise sources have not been identified in the City as being a noise problem. Therefore, at the present time there are no stationary noise sources that are disturbing residential neighborhoods and other noise sensitive uses. In order to mitigate the establishment of significant noise sources

in the future, the City will require appropriate noise buffers and screening to ensure that noise levels greater than 55 dBA CNEL are not transmitted to noise sensitive land uses. According to City Hall personnel, no noise complaints from stationary noise sources have been received. Police Department noise complaints are generally for such disturbances as late night loud parties and barking dogs. These disturbances can be controlled by Police Department enforcement of disturbing the peace ordinances.

Land Use Category	Community Noise Exposure Ldn or CNEL, dB					
	55	60	65	70	75	80
Residential - Low Density Single Family, Duplex, Mobile Homes						
Residential - Multiple Family						
Transient Lodging - Motels, Hotels						
Schools, Libraries, Churches Hospitals, Nursing Homes						
Auditoriums, Concert Halls, Amphitheatres						
Sports Arena, Outdoor Spectator Sports						
Playgrounds, Neighborhood Parks						
Golf Courses, Riding Stables Water Recreation, Cemeteries						
Office Buildings, Business Commercial and Residential						
Industrial, Manufacturing Utilities Agriculture						

Interpretation

 Normally Acceptable

Specified Land Use is Satisfactory, Based Upon the Assumption that Any Buildings Involved are of Normal Conventional Construction, Without Any Special Noise Insulation Requirements.

 Conditionally Acceptable

New Construction or Development Should be Undertaken Only After a Detailed Analysis of the Noise Reduction Requirement is Made and Needed Noise Insulation Features Included in the Design. Conventional Construction, but with Closed Windows and Fresh Air Supply Systems or Air Conditioning, Will

 Normally Unacceptable

New Construction or Development Should Generally be Discouraged. If New Construction or Development Does Proceed, a Detailed Analysis of the Noise Reduction Requirements Must be Made and Needed Noise Insulation Features Included in the

 Clearly Unacceptable

New Construction or Development Should Generally not be Undertaken.

FIGURE N-1 CALIFORNIA LAND USE COMPATIBILITY STUDIES

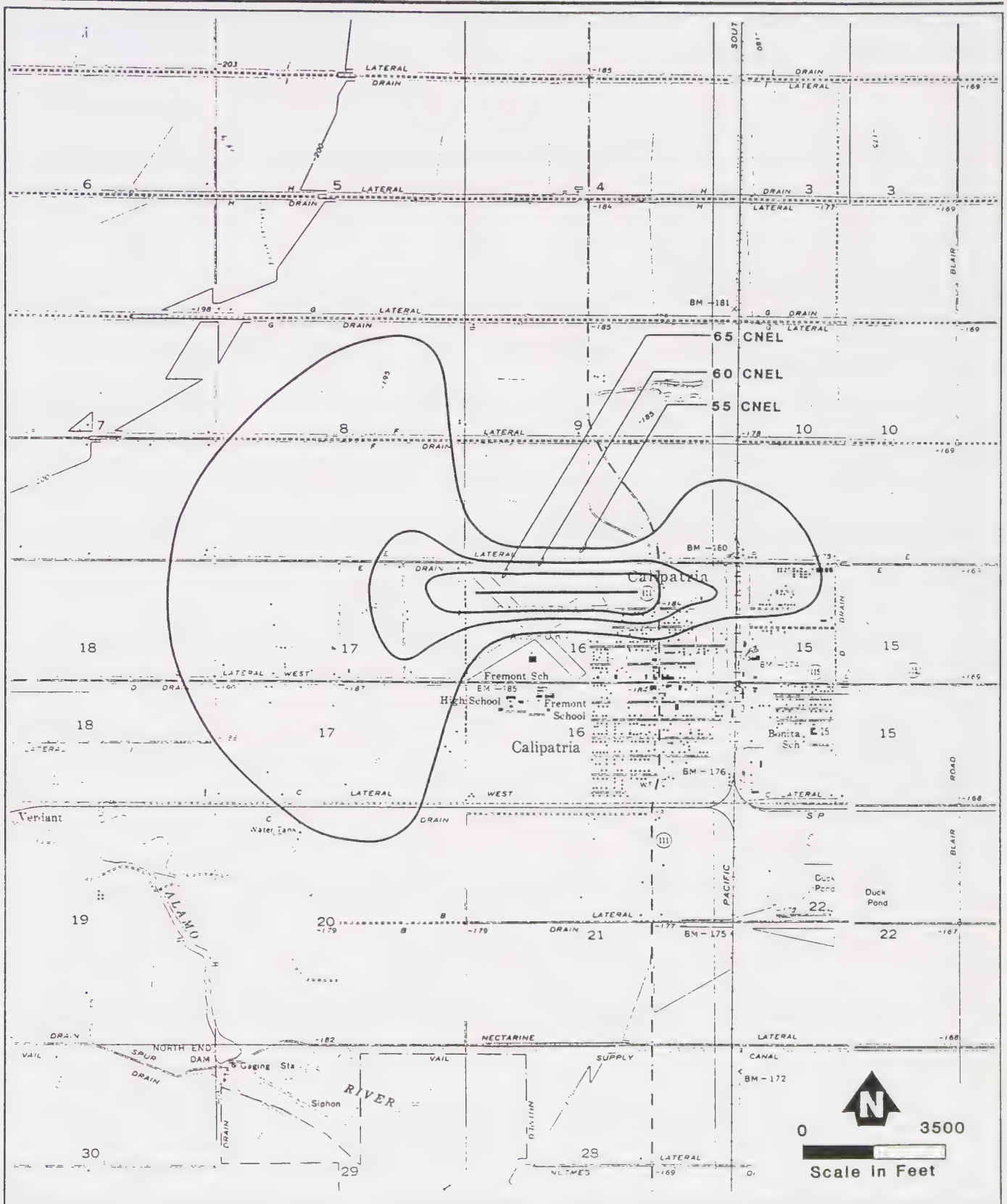


Figure N-2

Noise Impact Area
Calipatria Municipal Airport

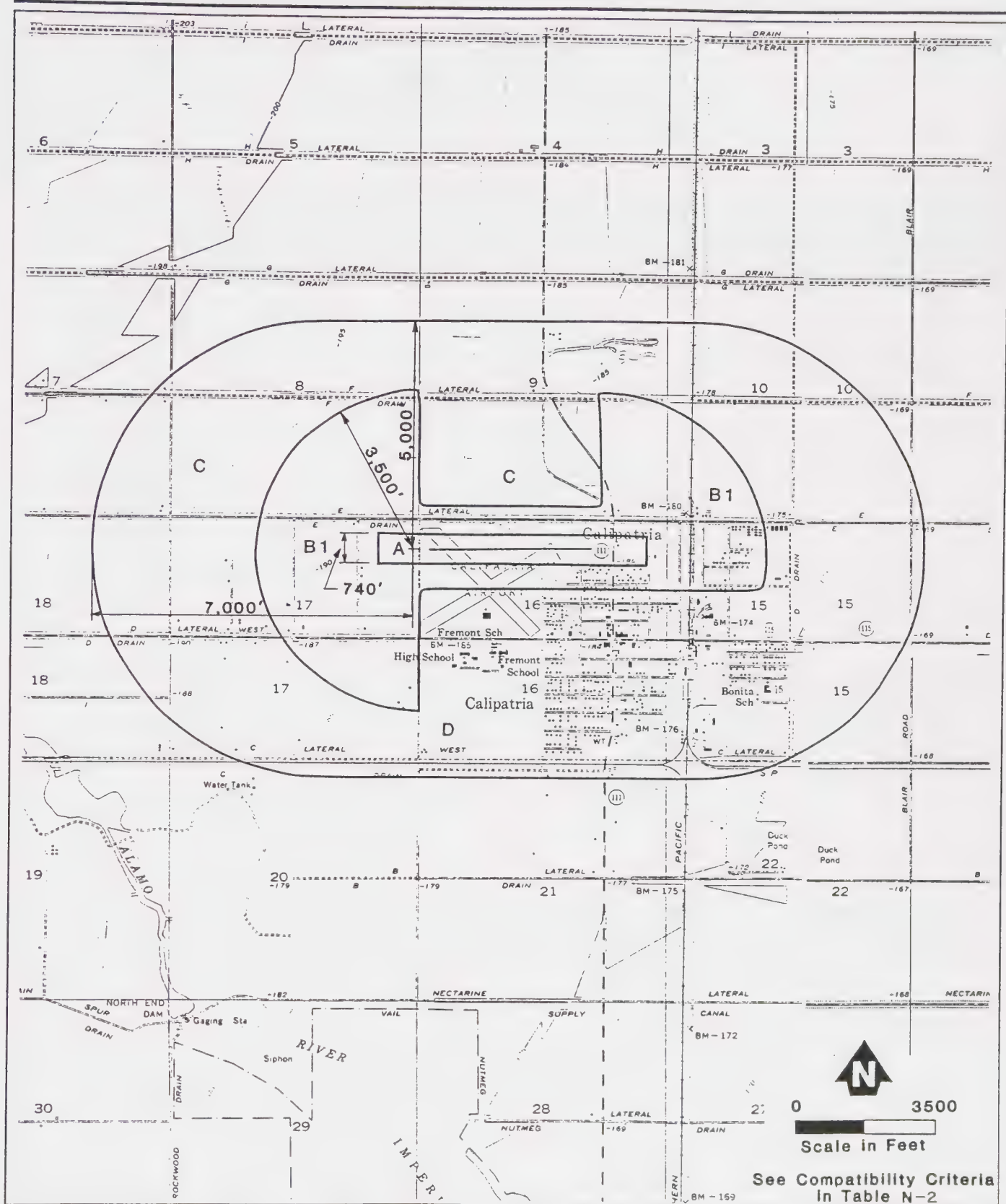


Figure N- 3

Compatibility Map Calipatria Municipal Airport

Table N-2
COMPATIBILITY CRITERIA
Imperial County Airport Land Use Compatibility Plan

Zone	Location	Impact Elements	Maximum Densities		Required Open Land ³
			Residential (du/ac) ¹	Other Uses (people/ac) ²	
A	Runway Protection Zone or within Building Restriction Line	<ul style="list-style-type: none"> High risk High noise levels 	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	<ul style="list-style-type: none"> Substantial risk – aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway Substantial noise 	0.1	60	30%
B2	Extended Approach/Departure Zone	<ul style="list-style-type: none"> Significant risk – aircraft commonly below 800 ft. AGL Significant noise 	0.5	60	30%
C	Common Traffic Pattern	<ul style="list-style-type: none"> Limited risk – aircraft at or below 1,000 ft. AGL Frequent noise intrusion 	4	150	15%
D	Other Airport Environs	<ul style="list-style-type: none"> Negligible risk Potential for annoyance from overflights 	No Limit	No Limit	No Requirement

Zone	Additional Criteria		Examples	
	Prohibited Uses	Other Development Conditions	Normally Acceptable Uses ⁴	Uses Not Normally Acceptable ⁵
A	<ul style="list-style-type: none"> All structures except ones with location set by aeronautical function Assemblages of people Objects exceeding FAR Part 77 height limits Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of aviation easement 	<ul style="list-style-type: none"> Aircraft tiedown apron Pastures, field crops, vineyards Automobile parking 	<ul style="list-style-type: none"> Heavy poles, signs, large trees, etc.
B1 and B2	<ul style="list-style-type: none"> Schools, day care centers, libraries Hospitals, nursing homes Highly noise-sensitive uses Storage of highly flammable materials Hazards to flight⁶ 	<ul style="list-style-type: none"> Locate structures maximum distance from extended runway centerline Minimum NLR⁷ of 25 dBA in residential and office buildings Dedication of aviation easement 	<ul style="list-style-type: none"> Uses in Zone A Any agricultural use except ones attracting bird flocks Warehousing, truck terminals Single-story offices 	<ul style="list-style-type: none"> Residential subdivisions Intensive retail uses Intensive manufacturing or food processing uses Multiple story offices Hotels and motels
C	<ul style="list-style-type: none"> Schools Hospitals, nursing homes Hazards to flight⁶ 	<ul style="list-style-type: none"> Dedication of overflight easement for residential uses 	<ul style="list-style-type: none"> Uses in Zone B Parks, playgrounds Low-intensity retail, offices, etc. Low-intensity manufacturing, food processing Two-story motels 	<ul style="list-style-type: none"> Large shopping malls Theaters, auditoriums Large sports stadiums Hi-rise office buildings
D	<ul style="list-style-type: none"> Hazards to flight⁶ 	<ul style="list-style-type: none"> Deed notice required for residential development 	<ul style="list-style-type: none"> All except ones hazardous to flight 	

Table N-3

COMPATIBILITY CRITERIA

Imperial County Airport Land Use Compatibility Plan

NOTES

- 1 Residential development should not contain more than the indicated number of dwelling units per gross acre. Clustering of units is encouraged as a means of meeting the Required Open Land requirements.
- 2 The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses.
- 3 See Policy 3.2.5.
- 4 These uses typically can be designed to meet the density requirements and other development conditions listed.
- 5 These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.
- 6 See Policy 3.3.5.
- 7 NLR = Noise Level Reduction; i.e., the attenuation of sound level from outside to inside provided by the structure.

BASIS FOR COMPATIBILITY ZONE BOUNDARIES

The following general guidelines are used in establishing the Compatibility Zone boundaries for each civilian airport depicted in Chapter 3. Modifications to the boundaries may be made to reflect specific local conditions such as existing roads, property lines, and land uses. Boundaries for NAF El Centro are modified in recognition of the differences between civilian and military aircraft characteristics and flight tracks.

- A** The boundary of this zone for each airport is defined by the runway protection zones (formerly called runway clear zones) and the airfield building restriction lines.

Runway protection zone dimensions and locations are set in accordance with Federal Aviation Administration standards for the proposed future runway location, length, width, and approach type as indicated on an approved Airport Layout Plan. If no such plan exists, the existing runway location, length, width, and approach type are used.

The building restriction line location indicated on an approved Airport Layout Plan is used where such plans exist. For airports not having an approved Airport Layout Plan, the zone boundary is set at the following distance laterally from the runway centerline:

Visual runway for small airplanes	370 feet
Visual runway for large airplanes	500 feet
Nonprecision instrument runway for large airplanes	500 feet
Precision instrument runway	750 feet

These distances allow structures up to approximately 35 feet height to remain below the airspace surfaces defined by Federal Aviation Regulations Part 77.

- B1** The outer boundary of the Approach/Departure Zone is defined as the area where aircraft are commonly below 400 feet above ground level (AGL). For visual runways, this location encompasses the base leg of the traffic pattern as commonly flown. For instrument runways, the altitudes established by approach procedures are used. Zone B1 also includes areas within 1,000 feet laterally from the runway centerline.
- B2** The Extended Approach/Departure Zone includes areas where aircraft are commonly below 800 feet AGL on straight-in approach or straight-out departure. It applies to runways with more than 500 operations per year by large aircraft (over 12,500 pounds maximum gross takeoff weight) and/or runway ends with more than 10,000 total annual takeoffs.
- C** The outer boundary of the Common Traffic Pattern Zone is defined as the area where aircraft are commonly below 1,000 feet AGL (i.e., the traffic pattern and pattern entry points). This area is considered to extend 5,000 feet laterally from the runway centerline and from 5,000 to 10,000 feet longitudinally from the end of the runway primary surface. The length depends upon the runway classification (visual versus instrument) and the type and volume of aircraft accommodated. For runways having an established traffic solely on one side, the shape of the zone is modified accordingly.
- D** The outer boundary of the Other Airport Environs Zone conforms with the adopted Planning Area for each airport.

Table N-4
Noise Compatibility Criteria

LAND USE CATEGORY	CNEL, dBA				
	50-55	55-60	60-65	65-70	70-75
Residential					
Single family, nursing homes, mobile homes	+	o	-	--	--
multi-family, apartments, condominiums	++	+	o	--	--
Public					
schools, libraries, hospitals	+	o	-	--	--
churches, auditoriums, concert halls	+	o	o	-	--
transportation, parking, cemeteries	++	++	++	+	o
Commercial and Industrial					
offices, retail trade	++	+	o	o	-
service commercial, wholesale trade, warehousing, light industrial	++	++	+	o	o
general manufacturing, utilities, extractive industry	++	++	++	+	+
Agricultural and Recreational					
cropland	++	++	++	++	+
livestock breeding	++	+	o	o	-
parks, playgrounds, zoos	++	+	+	o	-
golf courses, riding stables, water recreation	++	++	+	o	o
outdoor spectator sports	++	+	+	o	-
amphitheaters	+	o	-	--	--

LAND USE AVAILABILITY		INTERPRETATION/COMMENTS
++	Clearly Acceptable	The activities associated with the specified land use can be carried out with essentially no interference from the noise exposure.
+	Normally Acceptable	Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.
o	Marginally Acceptable	The indicated noise exposure will cause moderate interference with outdoor activities and with indoor activities when windows are open. The land use is acceptable on the conditions that outdoor activities are minimal and construction features which provide sufficient noise attenuation are used (e.g., installation of air conditioning so that windows can be kept closed). Under other circumstances, the land use should be discouraged.
-	Normally Unacceptable	Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion upon indoor activities can be mitigated by requiring special noise insulation construction. Land uses which have conventionally constructed structures and/or involve outdoor activities which would be disrupted by noise should generally be avoided.
--	Clearly Unacceptable	Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation is not practical under most circumstances. The indicated land use should be avoided unless strong overriding factors prevail and it should be prohibited if outdoor activities are involved.

Table N-5

Approximate Decibel Level of Common Sound Sources

INDOORS		DECIBELS	OUTDOORS
THRESHOLD OF PAIN		140	
UNCOMFORTABLY LOUD		130	Pneumatic Riveter
		120	
	Rock and Roll Band	110	Jet Takeoff at 1,000 feet
VERY LOUD			Jet Flyover at 1,000 feet
	Inside Subway Train (New York) Newspaper Press	100	Farm Tractor at 50 feet Power Mower at 3 feet
		90	Motorcycle at 50 feet
MODERATELY LOUD	Food Blender at 3 feet		Diesel Truck at 50 feet
		80	Noisy Urban Daytime
	Garbage Disposal at 3 feet Shouting at 3 feet		Auto 65 mph at 50 feet Light Airplane at 1,000 feet
	Vacuum Cleaner at 10 feet	70	Power Mower at 100 feet
	Normal Speech at 3 feet Electric Typewriter at 10 feet		Commercial Area Auto 30 mph at 50 feet
QUIET	Conversation Background Music Large Business Office	60	Air Conditioner at 50 feet
			Light Traffic at 100 feet Quiet Urban Daytime
	Dishwasher, Next Room	50	
VERY QUIET			Quiet Urban Nighttime
	Very Quiet Radio at Home	40	
	Library		Quiet Suburban Nighttime
		30	Quiet Rural Nighttime
	Concert Hall (background)		
	Broadcasting Studio	20	
		10	Leaves Rustling

Table N-6

Noise Reduction Afforded by Common Building Construction

Construction Type	Typical Occupancy	General Description	Noise Level Reduction (NLR) in dBA
1	Residential, Commercial, Schools	Wood framing. Exterior stucco or wood sheathing. Interior drywall of plaster. Sliding glass windows. Windows partially open.	15-20
2	Same as 1 above	Same as 1 above, but windows closed.	25-30
3	Commercial, Schools	Same as 1 above, but windows are fixed 1/4-inch plate glass.	30-35
4	Commercial	Steel or concrete framing. Curtain wall or masonry exterior wall. Fixed 1/4-inch plate glass windows.	30-40

- Notes:
- Construction methods assume no special noise control provisions.
 - The NLR range depends upon the openness of the windows, the degree of seal, and the window area involved.

Source: Paul S. Veneklasen & Associates (1973), "Noise Insulation Problems in Buildings".

Table N- 7

**WEEKDAY TRAFFIC GENERATION SUMMARY
IMPERIAL COUNTY STATE PRISON**

100% CAPACITY, 2200 INMATES

Use	Size	ADT	AM Peak Hour Volume		PM Peak Hour Volume	
			In	Out	In	Out
Staff	976 people	2,440	555	85	250	555
Visitors	50 cars	100	NOM	NOM	10	10
Service Trips	40 trucks/week	20	NOM	NOM	NOM	NOM
Prison Industry	880 inmates	260	15	15	15	15
TOTAL		2,820	570	100	275	580

190% CAPACITY, 4,180 INMATES

Use	Size	ADT	A.M. Peak Hour Volume		P.M. Peak Hour Volume	
			In	Out	In	Out
Staff	1,362 people	3,400	785	115	340	785
Visitors	95 cars	190	NOM	NOM	20	20
Service Trips	45 trucks/week	20	NOM	NOM	NOM	NOM
Prison Industry	1670 inmates	500	25	25	25	25
TOTAL		4,110	810	140	385	830

Notes:

- 1) Trip ends are one-way traffic movements, entering or leaving.
- 2) NOM = Nominal
- 3) Basic data applied by CDC with additional assumptions by LL&G.
- 4) Forecasts are rounded to nearest 5 for peak hours and 10 for daily trips.
- 5) Peak hour staff arrivals and departures arrive or depart at the beginning or end of shift.
- 6) Inmate daily arrival/departures are nominal at 4 ADT @ 100% and 6 ADT @ 190%, bus trips included.
- 7) Trips to and from the courthouse are considered nominal.
- 8) Assume 40 trucks per week x 2 trip ends divided by 5 days per week = 20 trip ends per day (ADT "worst case"), see note 4.
- 9) Assume 40% of inmates involved in the prison industry (inmates = $2,200 \times 0.40 = 880$) or (inmates = $4,180 \times 0.40 = 1,670$).
- 10) Assume a daily trip rate for prison industry of .3 ADT per inmate.
- 11) Peak hour assumed to be 10% of daily volume for the prison industry.

SAFETY ELEMENT

SAFETY ELEMENT

I. INTRODUCTION AND PURPOSE

Section 65302(G) of the California Government Code states as follows:

"The General Plan shall include a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

State law therefore establishes the topics to be discussed in the Safety Element.

The basic purpose of the Safety Element is to protect the Citizens of the City from hazards. In order to accomplish this, known hazards are outlined and depicted on appropriate maps in order to be readily identified. This helps ensure that homes and businesses are not constructed in areas with known seismic or ground failure hazards.

The Safety Element depicts flood hazard areas and contains goals, objectives and policies to ensure that dwellings and other structures are not located in flood hazard areas.

II. GOALS, OBJECTIVES AND POLICIES

Goal 1

Protect the public from natural and manmade hazards.

Objective No. 1

Ensure Public Safety from Geologic Hazards.

Policies:

1. Map areas with geologic hazards.
2. Prevent issuance of building permits in areas with severe geologic hazards.
3. Require all buildings to be engineered to prevent collapse during earthquakes, in accordance with the requirements of the Uniform Building Codes.

Objective No. 2

Ensure Public Safety from Flooding Hazards.

Policies:

1. Map flood hazard areas.
2. Prevent issuance of building permits for residences in flood hazard areas.
3. Require storm drains, catch basins, retention basins and other flood control facilities in new developments to control flooding

during periods of severe storms.

4. Encourage the formation of a County-wide Flood Control District to deal with County wide flooding issues.

Objective No. 3

Ensure Public Safety from mudslides, landslides, subsidence and liquefaction.

Policies:

1. Map areas where soil subsidence could occur.
2. Require a Soils Report for all subdivisions that includes mitigation measures to protect the public against the hazards of soil subsidence.
3. Prevent issuance of building permits for construction in areas with unstable soil which may be susceptible to mudslides, landslides and liquefaction during earthquakes.

Objective No. 4

Protect the public from injury due to hazardous materials spills.

Policies:

1. Develop and implement an emergency response plan for hazardous materials spills.
2. Map areas with potential for hazardous materials movement or storage.

3. Coordinate with the County Emergency Services Department to mitigate the affects of a spill and for evacuation of residences.
4. Ensure residential units are not constructed in close proximity to hazardous materials areas or sites.
5. Ensure hazardous materials sites are properly fenced to prevent access by unauthorized persons.
6. Require that a Conditional Use Permit be obtained for all land uses which may involve hazardous materials.
7. Identify toxic disposal or leakage sites and pursue expeditious cleanup of these sites through actions by appropriate County, State and Federal agencies.
8. Ensure that hazardous materials used in business and industry are properly stored and handled and that information on their storage, handling and use is available to the Fire Department, Public Works Department and other safety oriented departments/agencies.

Objective No.5

Protect the Public from wildfires, structure fires and other fires.

Policies:

1. Implement zoning and subdivision regulations which require street widths, access areas and maneuvering areas sufficient to allow fire protection and emergency vehicles access to

structures.

2. Monitor and measure fire-flow capability for the City's water system and improve water availability to those sections of the City with inadequate fire flow protection.
3. Incorporate design elements in development projects that enhance fire protection capability. Such items would include smoke alarms, sprinklers, fire resistant materials and other appropriate features.
4. Continue with and enhance as necessary the provisions of mutual aid agreements for fire protection.
5. Ensure that abandoned and vacant structures/sites are kept free from excessive weeds, brush, trash and other combustible materials thereby reducing fire hazards.
6. Vigorously enforce the provisions of the Uniform Fire Code and National Electrical Code to ensure structures do not become fire hazards.

Objective No. 6

Prevent Public injury due to the collapse of unreinforced buildings and structures during earthquakes.

Policies:

1. Identify unreinforced buildings and structures.
2. Condemn buildings and structures which are abandoned and

determined by the building official to be a potential hazard to public safety.

3. Limit occupancies to the minimum level feasible in unreinforced buildings, thereby minimizing public exposure during times of earthquake.

III. COMMUNITY HAZARDS

A. Unreinforced Masonry Buildings

Unreinforced masonry buildings can be hazardous to the public during earthquakes. These buildings could collapse due to the lack of steel reinforcement in the walls, and due to a lack of adequate bracing and other reinforcement in the roof structure. Most older buildings were not designed by a structural engineer or architect to withstand severe earthquake forces. Therefore, they could injure persons inside or outside the building during a structural failure. The City was required by State law (SB547) to create a list which identifies buildings containing walls constructed of brick or other masonry materials and were built before earthquake resistant codes were enforced, thereby lacking steel bars embedded in the walls. The City of Calipatria contracts with the County of Imperial for all its building and safety services. Therefore, the County Building Department established a list of unreinforced masonry buildings located in the City of Calipatria. The owners of these buildings were sent letters by the County Building Department in October and November 1989 regarding the unreinforced status of these buildings. The following listed buildings were identified as unreinforced masonry buildings in Calipatria:

Assessor's Parcel No.

Building Address

023-242-06-01

118 E. Main Street

023-301-08-01

131 W. Main Street

023-242-05-01

126 and 130 E. Main Street

023-311-02-01

117, 119, 121, 135 E. Main Street

023-242-07-01

112 E. Main Street

In order to protect the public health and safety, the City has adopted an ordinance requiring the owners of identified unreinforced masonry buildings to either strengthen the building for earthquake resistance or to demolish the building by a specified date.

B. Earthquake Faults

One of the primary geologic structural features of the Imperial Valley area includes a series of parallel transform faults, which include major faults such as the San Andreas, San Jacinto, and Elsinore fault zones. Other branch faults also impact the Imperial Valley during seismic events. The closest branch fault to the City of Calipatria is the Calipatria fault, which has been mapped as running northwest/southeast and passes immediately adjacent to the northeast corner of the existing City limits. The Calipatria fault crosses the General Plan area between the existing City limits and the state prison site. A fault map was included with the state prison environmental impact report and is included in this document as figure S-1. The Brawley fault passes within two miles of the southwest corporate limits, however, it is located to the south and west of the planning area. The Brawley fault is still located within close proximity to the City, and could cause damage in the City of Calipatria due to seismic induced ground shaking and liquefaction. The City, through the County Building Department, will attempt to ensure that no new structures are built which directly overlie the Calipatria fault zone. All new buildings constructed in the City, or in the planning area adjacent

to the current City limits, will be constructed to meet all UBC requirements for construction in seismic zone 4.

C. Fire Hazards

Fires can be categorized into two basic categories: structure fires and wildland or brush fires. Occasionally, fires will be caused by other factors such as an airplane crash, vehicle accident, or power pole fire. The City's Fire Department is well equipped to handle most types of structure fires without outside assistance. Wildland fires or brush fires, especially in areas along the Alamo River, may require the City to call for outside assistance from other fire agencies. The City recently entered into a mutual aid agreement with the California Department of Corrections. The state prison facility will have its own fire department on site. The City also has mutual aid agreements with Brawley and Imperial County. The state prison is located only 2.5 miles northeast of the City limits and the firefighters at the prison could provide very quick aid to the City firefighters when the need arises.

The City Fire Department has established a minimum fire flow of 500 gallons of water per minute for all hydrants in the City. When new development projects are proposed, the water systems are reviewed by the City Engineer and Fire Chief. The developer must demonstrate that the water system can provide at least a 500 gpm fire flow. Fire hydrants are required in all new development projects and water main systems are required to be looped to provide a steady pressure. Generally, eight (8) inch water mains are required in all new developments.

The City's Fire Department has an active program to identify and correct fire hazards. The owners of vacant lots or parcels with large accumulations of brush and other combustible debris are notified by the Fire Department or

County Building and Safety Inspector to clean up the property. This type of enforcement can prevent many urban fires randomly set by children playing with matches, etc.

During the approval process for new projects, the Fire Chief is very actively involved in the site plan review for the project. The Fire Chief, City Engineer, and City Planner ensure that projects are designed to provide for adequate fire access lanes. A minimum of two entrances/exits are required with the minimum fire lane being twelve (12) feet in width. Residential streets in the City are required to be at least forty (40) feet in width to provide for adequate emergency vehicle access. All residential structures are required to be setback at least twelve (12) feet from a street on corner lots. This setback ensures that there will be no interference with the turning movements of fire fighting equipment.

D. Flooding

The only identified floodplain in the Calipatria area is along the Alamo River. The Alamo River is located in the extreme southwest corner of the General Plan area. There are no residential uses planned for construction in the Alamo River floodplain area and none will be allowed. Localized flooding of streets will occur during periods of severe storms. However, these floodwaters should be contained within the streets and should not impact any dwelling units. During approval of grading plans for new projects, building pads are required to be constructed at least 16 inches above the top of the adjacent curb. This ensures that even if the floodwaters breach the top of the curb, no homes will be flooded. All new subdivisions constructed in the City, or other major projects, will be required to have grading and drainage plans approved by the City Engineer to ensure adequate control of floodwaters.

E. Evacuation Routes

Evacuation routes for natural and man-made disasters have been developed for the Calipatria area by the County Department of Emergency Services. Evacuation routes would be used during events such as the following:

1. National emergency due to imminent nuclear attack.
2. Severe earthquake which created hazardous conditions.
3. Toxic materials spill on highway or railroad which created toxic fumes.

The City has adopted the County Emergency Action Plan as its official document for evacuation routes. All evacuations of the City would be done in coordination with the County Emergency Services Department and Sheriffs Department. The purpose of the evacuation routes is to quickly move the population a safe distance away from the City when needed for public health and safety reasons. The evacuation routes are included in the appendix of this document.

F. Peakload Water Supply Requirements

The City of Calipatria is provided with potable water by the Southern California Water Company. The Southern California Water Company is a private for profit water company. Peakload water supply requirements include the water needed to fight a major fire within the City which may last for an hour or longer before being extinguished. As previously stated in this element, the minimum required fire flow for hydrants within the City is 500 gpm (gallons per minute). The peakload water supply requirements are mainly affected by the amount of finished water storage and by the pumping capacity of the City's water system. The size of the water mains and whether

or not a hydrant is located on a dead end or looped water main will also have an affect on the amount of water in gpm that a specific fire hydrant can deliver. However, the amount of water storage and pumping capacity available to the water system are still the most critical factors. For the purposes of determining the peakload water supply requirements, the following worst case scenario assumptions will be used. It will be assumed that a major structural fire has developed in the downtown area and that this major fire will necessitate the use of three (3) fire hydrants running at full capacity for 90 minutes. Each hydrant will be assumed to deliver an average of 600 gallons per minute. The volume of water needed to fight this assumed fire is therefore $600 \text{ gpm} \times 3 \text{ hydrants} \times 90 \text{ minutes} = 162,000$ gallons of water. The water supply needed to fight this fire is therefore calculated to be 162,000 gallons. In addition, it will be assumed that a second structure fire occurs within the same 24 hour period as the first assumed fire. This secondary fire will be assumed to need two (2) hydrants producing 600 gpm and running at full capacity for 30 minutes. The water requirement for the second fire is as follows: $600 \text{ gpm} \times 2 \text{ hydrants} \times 30 \text{ minutes} = 36,000$ gallons of water. In addition to the water needed for fire fighting, the City population would need water storage for domestic purposes of at least 300,000 gallons for a 24 hour period. This is based on the assumption that the current City population is approximately 3,000 and that 100 gallons per person are needed for the 24 hour period. The total water needed for the peakload 24 hour period is therefore summarized as follows:

<u>Item</u>	<u>Water Needed</u>
First 90 Minute Fire Extinguishment	162,000 Gallons
Second 30 Minute Fire Extinguishment	36,000 Gallons
Population Domestic Needs (24 Hour Period @ 3,000 persons)	<u>300,000 Gallons</u>
Total Water Required For 24 Hour Period (November 1991 – Excludes State Prison Needs)	<u>498,000 Gallons</u>

Therefore, as can be seen from the above analysis , approximately 500,000 gallons of water capacity will be needed to supply the peakload water needed for any specific 24 hour period. This is the water needed to supply the City population (3,000) at the present time (November 1991). The Southern California Water Company is also supplying water to the Calipatria State Prison. The water demand for the state prison was calculated in the Environmental Impact Report prepared for the state by Westec Services. This is outlined below as follows:

PRISON WATER DEMAND

<u>Demand</u>	<u>Peak Factors</u>	<u>Quantity 2,200 Inmates (mgd)</u>	<u>Quantity 4,180 Inmates (mgd)</u>
Average Day	---	0.48	0.92
Maximum Month	1.5	0.73	1.38
Maximum Day	2.0	0.97	1.84
Maximum Hour	3.0	1.45	2.76

Source: Kennedy/Jenks/Chilton, 1988.

A rate of 220 gallons per inmate per day has been established by the California Department of Corrections as an average demand rate, accounting

for water use by staff, inmates, visitors, support services, the central laundry and the proposed prison industry enterprises. The prison daily water demand when operating at 190% capacity with 4,180 inmates is, therefore, 919,600 gpd (gallons per day). The Southern California Water Company supplies water to the state prison through a 16 inch water main. The prison has its own 2 million gallon storage reservoir located on site.

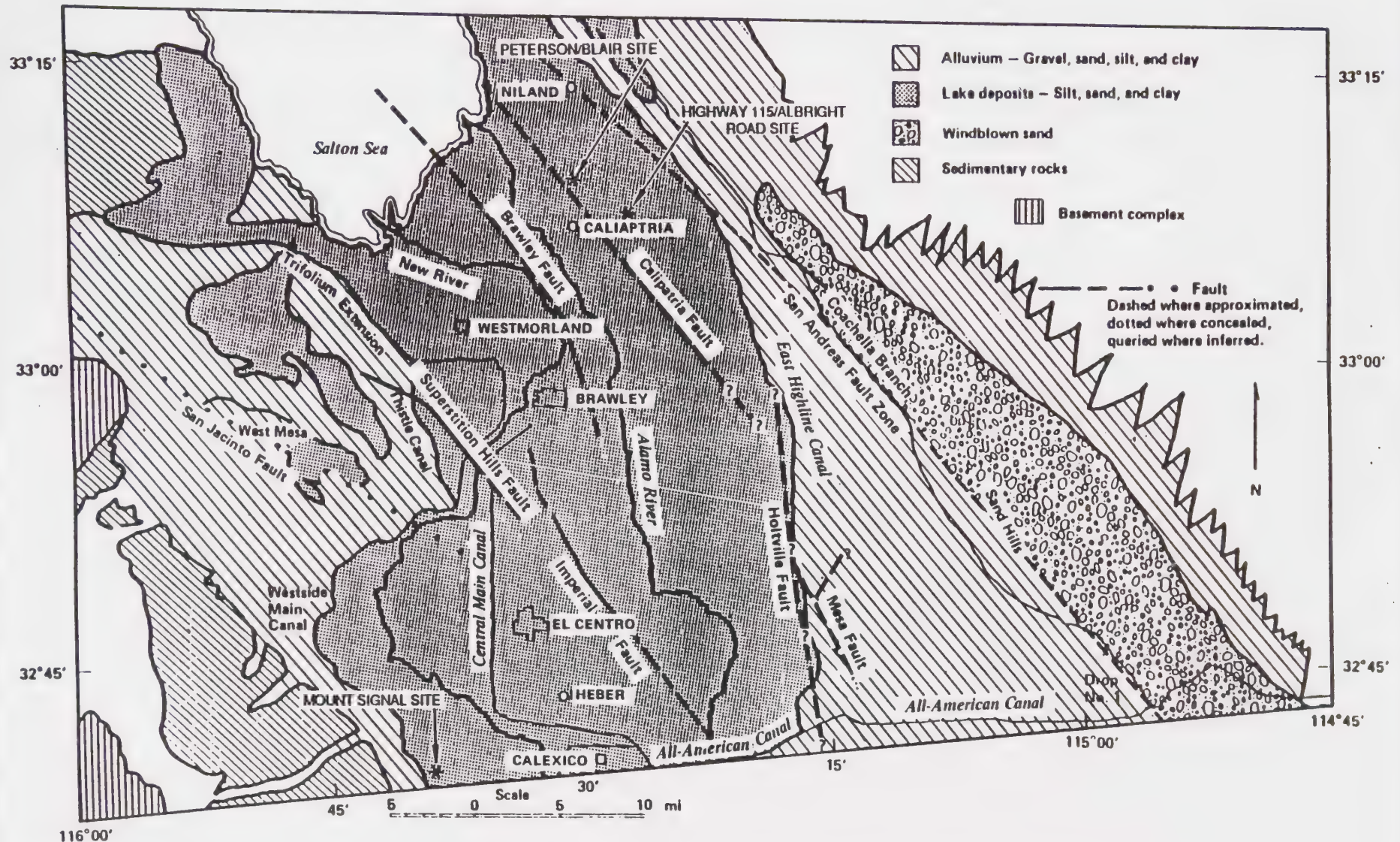
The Calipatria water treatment facility includes four booster pumps which lift water to the distribution system or an elevated 50,000 gallon storage reservoir. The Calipatria treatment facility has a stated capacity of approximately 2.10 mgd. The distribution water mains include 16 inch and 8 inch pipes. The pressure supplied at the treatment plant is approximately 75 psi. The Southern California Water Company has plans in the future (by 1995) to construct a new 1.5 million gallon storage reservoir.

The total future peakload water demand for the year 2015 can be calculated based upon the above assumptions and a City population of 10,000 as follows:

1.	First 90 Minute Fire Extinguishment	162,000 Gallons
2.	Second 30 Minute Fire Extinguishment	36,000 Gallons
3.	Future Population Domestic Needs (24 Hour Period @ 10,000 Persons)	1,000,000 Gallons
4.	Prison Water Demand (190% Capacity)	<u>920,000 Gallons</u>
TOTAL FUTURE DAILY DEMAND		<u>2,118,000 Gallons</u>

The future peakload daily water supply requirement is therefore calculated to be 2,118,000 gallons. The present water treatment plant has a capacity of 2,100,000 gallons per day. Therefore, the present water treatment plant

comes very close to being able to supply the average daily demand in the year 2015. Using a peakload factor of 1.70, the peakload daily water supply requirement in the year 2015 would be $2,118,000 \times 1.70 = 3,600,600$ gallons. Future upgrading of the booster pumps and storage capacity would be needed in order to supply the projected year 2015 peakload water demand.



SOURCE: LLL 1975, 1976; Jennings 1975; Crowell and Sylvester 1979; Fuis et al. 1984

CALIPATRIA GENERAL PLAN—SAFETY ELEMENT.

IMPERIAL COUNTY
EARTHQUAKE FAULT MAP

FIGURE
S - I

CONSERVATION ELEMENT

CONSERVATION ELEMENT

I. INTRODUCTION AND PURPOSE

The Conservation Element is one of the seven mandatory General Plan Elements. The purpose of the Conservation Element is to plan for the present and future conservation, development and utilization of natural resources, including water and its hydraulic force, soils, rivers and other watercourses, fisheries, wildlife, minerals, wetlands, agricultural land and other resources. The Conservation Element contains maps which outline prime agricultural land, wetland and other natural resource areas. The Conservation Element may also address other subjects such as flood control, erosion control and pollution control. The Conservation Element overlaps provisions found in the Open Space, Land Use and Safety Elements. It differs, however, from other portions of the General Plan in that it is almost exclusively oriented toward natural resources.

The major conservation issue in the Calipatria Planning Area relates to the potential conversion of agricultural land to urban uses. Other important conservation issues include water conservation, protection of wetland habitat along agricultural drains and along the Alamo River, protection of water quality and the control of soil erosion from water and wind.

II. GOALS, OBJECTIVES AND POLICIES

Goal 1

Conserve agricultural land to the maximum extent possible as outlined in the Land Use Element.

Objective No. 1

Prevent urban encroachment on agricultural lands designated in the Land Use Element to remain in agriculture.

Policies:

1. Encourage the production of crops which can be cultivated economically in close proximity to urban development areas.
2. Encourage the planting of trees to act as wind breaks, thereby helping to prevent crop damage due to high winds.

Goal 2

Prevent erosion of valuable topsoil.

Objective No. 1

Require drainage plans for new projects which protect the soil from erosion by hydraulic forces.

Policies:

1. Require on-site retention of stormwater, or the disposal of stormwater at controlled rates, into authorized stormwater pipelines or irrigation drains.
2. Protect the banks of drains from erosion through the planting of appropriate vegetative cover.

Objective No. 2

Prevent the blowing of topsoil during high wind periods.

Policies:

1. Require contractors to water construction sites as needed on a daily basis for dust control and to prevent topsoil erosion.
2. Require temporary ground cover to be planted on development sites which will be left in an undisturbed status for more than 90 days.

Goal 3

Conserve water resources.

Objective No. 1

Support regional efforts to protect water availability.

Policies:

1. Encourage and support local water conservation programs of the Imperial Irrigation District.
2. Adopt and enforce an Ordinance which prohibits the overwatering of lawns and plants, thereby preventing the flow of water into the street gutter.
3. Develop a program for voluntary local water conservation, such as a pamphlet to be distributed to City residents, which outlines water conservation steps.
4. Encourage efficient management of irrigation water delivery and encourage tailwater recovery programs on farms and ranches.

Goal 4

Protect water quality.

Objective No. 1

Prevent contamination of surface water sources.

Policies:

1. Require canals to be fenced when located adjacent to urban uses.
2. Ensure agricultural drains are not used as unauthorized waste disposal facilities by industrial and other uses.
3. Report contamination problems promptly to State and County authorities.

Objective No. 2

Prevent contamination of groundwater resources.

Policies:

1. Identify potential and actual sources of groundwater pollution.
2. Coordinate with the State Regional Water Quality Control Board to obtain cease and desist orders against uses which are polluting the groundwater.

Goal 5

Conserve and protect sensitive wildlife areas.

Objective No. 1

Protect wetland habitats.

Policies:

1. Prevent development which disturbs the Alamo River Floodplain wetland area.
2. Coordinate with the State Department of Fish and Game to ensure maximum conservation of wetland habitat along irrigation drains.
3. Prevent unnecessary undergrounding of drains which would remove wetland habitat.

Objective No. 2

Protect Burrowing Owl habitat to the maximum extent possible.

Policies:

1. Prevent premature removal of burrows in canal and drain banks due to construction activity.
2. Coordinate with the Department of Fish and Game to relocate owls to other suitable habitats when necessary.

Goal 6

Prevent flooding of urban areas and agricultural areas to minimize soil erosion.

Objective No. 1

Coordinate with the Imperial Irrigation District to ensure proper drainage of agricultural areas and proper maintenance of drainage facilities.

Objective No. 2

Ensure that urban areas, particularly residential areas, are protected from flooding damage during severe storms.

Policies:

1. Require drainage and stormwater control plans for every subdivision which outline the method of flood protection.
2. Ensure housing pad elevations are at least 16 inches above the top of the adjacent curb for flood protection.
3. Require retention basins or other facilities to control 50 to 100 year stormwaters.
4. Require stormdrains and catch basins as needed for stormwater control.
5. Install velocity dissipators for drainage facilities.

Goal 7

Prevent construction of structures which would divert floodwaters onto agricultural lands, thereby preventing damage to crops.

Objective No. 1

Ensure that flood channels remain free of obstructions and excessive vegetation to allow for free flow and channelization of floodwaters.

Policies:

1. Ensure building permits are not issued that would allow construction in flood channel or drainage course areas.
2. Encourage flood channels to be used for passive recreation and open space uses such as hiking and birdwatching.

III. WATER CONSERVATION

One of the most valuable natural resources within the City of Calipatria and the Imperial Valley is water. With the current statewide drought, it is imperative that water be conserved to the maximum extent possible. Water can be conserved if the residents of Calipatria will take the following steps:

- A. Use Xeriscape landscaping techniques for landscaping of residences and businesses. Xeriscape is a creative landscaping program designed to conserve water. Xeriscape landscaping design incorporates the following features:
 1. Selection of low water use plants and shrubs.

2. Provision of shade near the house or business. There are many low water use trees available that can accomplish this objective. Groundcovers and shrubs planted next to the house also can provide insulation from summer heat.
3. Installation of an automatic irrigation system. Set the timer to water after sunset or in the very early morning hours to avoid water loss through evaporation.
4. Maximize irrigation efficiency by grouping plants in accordance with their water needs.
5. Contour landscaped areas to capture as much natural rainfall as possible.
6. Plant turfed areas adjacent to the house or business to achieve a cooling effect. Keep turf areas as small as possible and do not overwater these areas.

A listing of low water use trees, shrubs, and groundcovers is included in this Conservation Element.

- B. Do not waste water during the washing of automobiles, boats, or other vehicles. Wash the vehicles on turfed areas if possible and use a nozzle with an automatic shutoff. Use the minimum water necessary to rinse off the vehicle.
- C. When bathing, use a shower with a water conserving shower head. Use the minimum amount of water necessary for rinsing. Generally, taking a short shower will use less water than filling a bathtub full of water.

- D. Install water conserving dishwashers, water heaters and other appliances.

IV. SOIL CONSERVATION

Soil conservation is a very important objective of the City's Conservation Element. Soil conservation techniques help to control erosion and also help prevent blowing dust, thereby improving the regional air quality. Soil erosion can be caused by water or wind. During intense storms, significant amounts of rainfall can saturate the upper layers of the soil. Once the soil is saturated, runoff can produce gullies and carry soil particles into drainage channels and the Alamo River. There are several methods available to prevent soil erosion by water. The following methods are effective in preventing soil erosion by water or wind:

- A. Ensure that development sites are graded to the minimum slope necessary to provide for adequate drainage and flood protection. Erosion potential increases as the steepness of the slope increases.
- B. Construct drainage channels which are concrete lined whenever possible.
- C. All areas on development sites should be landscaped with appropriate ground cover. The use of decorative rock for groundcover helps prevent erosion and also conserves water.
- D. The use of velocity dissipators for inlets to stormwater retention basins can help prevent erosion of the banks by slowing down water velocity.
- E. The use of closely spaced trees around the perimeter of development sites and agricultural fields can help to reduce ground level wind velocity, thereby helping to prevent the blowing of topsoil during periods of high winds.

V. CONSERVATION OF AGRICULTURAL LAND RESOURCES

The conservation of prime agricultural land is a goal of the Calipatria General Plan. Prime agricultural land can be conserved by ensuring that new development takes place on land that is not classified as prime farmland. Retaining agricultural land in the agricultural zoning classification can help prevent premature conversion of agricultural land for urban uses.

The State Department of Conservation has developed a map which classifies the farmland surrounding the City of Calipatria into various designations. These classifications include prime farmland, unique farmland, farmland of statewide importance, and farmland of local importance. Under these classifications, the farmland of local importance would be the least valuable farmland and the prime farmland would be considered most valuable. Therefore, if farmland is converted for urban uses, the prime farmland, unique farmland and farmland of statewide importance should not be converted. Farmland of local importance should be conserved as long as possible before it is converted for new development projects. Other vacant land within the City should be developed before any agricultural land is taken out of production.

VI. CONSERVATION OF ALAMO RIVER

The Alamo River is a valuable community asset due to its unique wildlife habitat and the variety of flora and fauna that it supports. The Alamo River is located in the extreme southwest corner of the General Plan area. The Alamo River runs to the northwest and empties into the Salton Sea. The main source of water for the Alamo River is agricultural runoff from farms in Imperial County and Mexico. The Alamo River conveys floodwaters during periods of severe storms. The Alamo River therefore has a flood plain and flood hazard area that has been defined by the Army Corps of Engineers.

The goals, objectives, and policies of the Land Use Element and Safety Element prevent the construction of residences and businesses in the floodplain area. The Alamo River floodplain area should be left in a natural state with no disruption to the river channel, banks, or vegetation. The Alamo River area, due to its unique riparian habitat, supports a large variety of wildlife, including birds, amphibians, fish, and reptiles. This habitat should be left undisturbed. The City of Calipatria should work with the County of Imperial and other agencies to improve the water quality in the Alamo River and to prevent pollution of this resource.

VII. WILDLIFE CONSERVATION

The two principal areas within the General Plan area where wildlife conservation is a major concern include the Alamo River floodplain area and the agricultural drains within the planning area. As stated in the above section, the Alamo River floodplain cannot be developed with urban uses due to safety and environmental concerns. However, some of the agricultural drains could be undergrounded if urban development takes place in the agricultural areas. Agricultural drains support a large variety of fish, amphibians, and reptiles. In addition, the borrowing owl establishes burrows in the banks of the drains. In order to conserve the wildlife associated with drains, any undergrounding project must be coordinated with the Imperial Irrigation District and the California Department of Fish and Game. A streambed alteration agreement may be needed to mitigate the impacts associated with the undergrounding.

CONSERVATION ELEMENT

Low Water Use Landscaping (Xeriscapes)

BOTANICAL NAME	COMMON NAME	APPROXIMATE SIZE AT MATURITY	COLOR OF BLOSSOM	FLOWERING SEASON
A. TREES				
Cercidium floridum	Blue palo verde	25 ft. high	Yellow	Spring
Cercidium praecox	Palo brea/Sonoran palo verde	15 ft. high	Yellow	Spring
Eucalyptus leucoxylon "Rosea"	White ironbark	20 ft. high	Pink	Spring
Eucalyptus microtheca	Coolibah tree	40 ft. high	Cream	Spring
Pithecellobium flexicaule	Texas ebony	20 ft. high	Cream	Spring
Prosopis chilensis (and other species)	Chilean mesquite	25 ft. high	Cream	Spring
B. SHRUBS				
Caesalpinia pulcherrima	Red bird of paradise	10 ft. high	Orange red	Summer
Cassia nemophila	Desert cassia	5 ft. high	Yellow	Winter
Leucophyllum frutescens "Compacta"	Texas ranger	5 ft. high	Purple	Summer
Nerium oleander	Dwarf oleander	4 ft. high	Pink	Summer
"Petite Pink"				
Salvia greggii	Autumn Sage	3 ft. high	Magenta	Fall/Spring
C. GROUNDCOVERS				
Dalea greggii	Trailing delea	12 in. high spreads to 12 ft. wide	Purplish Pink	Spring
Myoporum parvifolium	Myoporum	3 in high spreads to 9 ft. wide	White	Spring
Oenothera berlandieri	Mexican primrose	6 in. high spreads to 3 ft. wide	Pink	Spring/Summer Fall
Verbena peruviana	Peruvian verbena	6 in. high spreads to 6 ft. wide	Reddish Pink	Summer
D. VINES				
Macfadyena unguis-cati	Cat's claw vine	6 in. high spreads to 20 ft. wide	Yellow	Spring
Mascagnia macroptera	Yellow orchid vine	6 in. high spreads to 10 ft. wide	Yellow	Summer
Merremia aurea	Baja morning glory vine/yuca	3 in. high spreads to 10 ft. wide	Yellow	Summer
E. ACCENT PLANTS				
Agave vilmoriniana	Octopus agave	3 ft. high	Yellow	Spring
Hesperaloe parviflora	Red hesperaloe	3 ft. high	Reddish Pink	Summer
Yucca elata	Soaptree yucca	20 ft. high	White	Spring

BOTANICAL NAME	COMMON NAME	APPROXIMATE SIZE AT MATURITY	COLOR OF BLOSSOM	FLOWERING SEASON
F. WILDFLOWERS				
Baileya multiradiata	Desert marigold	1 ft. high	Yellow	Spring
Melampodium leucanthum	Blackfoot daisy	1 ft. high spreads to 1 ft. wide	White	Spring
Penstemon parryi	Parry's penstemon	2 ft. high	Pink	Spring

Wildflower seed mixes are also available at many local nurseries.

The above listed landscaping species are appropriate for low desert areas such as Calipatria. These species are able to withstand the stress caused by hot summer temperatures.

OPEN SPACE ELEMENT

OPEN SPACE ELEMENT

I. INTRODUCTION AND PURPOSE

The Open Space Element is a required General Plan Element. The primary goal is the designation of lands which should remain as permanent open space. Open Space Land is any parcel or area of land or water which is essentially unimproved and devoted to an Open Space Use. Open Space Land may include any of the following areas:

- A. Open Space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- B. Open Space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- C. Open Space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

- D. Open Space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

The Open Space Element is a plan for the comprehensive and long-range preservation and conservation of Open Space Land. Next to the Land Use Element, the Open Space Element is broadest in scope. Because of this breadth, Open Space issues overlap those of several other General Plan Elements. For instance, the Land Use Element's issues of agriculture, natural resources, recreation, enjoyment of scenic beauty and (to a certain extent) public grounds are covered by Open Space provisions. "Open Space for the preservation of natural resources", and "open space used for the managed production of resources" encompass the concerns of the Conservation Element. "Open Space for public health and safety" covers issues similar to those found in the Safety Element. The Open Space Element must therefore be consistent with all other applicable General Plan Elements.

II. GOALS, OBJECTIVES AND POLICIES

Goal 1

Maintain and preserve Rademacher, Caldwell, and Eastside Parks as permanent recreational Open Space Areas.

Objective No. 1

Ensure that existing park resources are available for the enjoyment of all city residents.

Objective No. 2

Maintain Rademacher, Caldwell, and Eastside Parks in good condition in order to promote the recreational Open Space benefits of these areas.

Policies:

1. Include adequate funds in the City budget for park maintenance.
2. Collect park fees (Quimby Act Fees) from subdividers and developers for park improvements.

Goal 2

Maintain the areas off the ends of the Calipatria Airport runway as permanent Open Space Areas for safety purposes.

Objective No. 1

Protect the public from unnecessary hazards by preventing construction of buildings in areas which have a high aircraft crash hazard potential.

Policies:

1. Withhold building permits in areas subject to a high degree of crash hazard. These areas are designated as Compatibility Zone "A" in the County Airport Land Use Compatibility Plan, as adopted on June 5, 1991.

Goal 3

Maintain the Alamo River Floodplain, located in the extreme southwest corner of the planning area, as permanent Open Space.

Objective No. 1

Prevent development of urban uses in the floodplain area for safety purposes and for wildlife habitat preservation.

Policies:

1. Prevent the issuance of building permits for the construction of dwellings and other structures within the Alamo River Floodplain Area.
2. Encourage passive recreational use of the floodplain area by birdwatchers, hikers and others.

Goal 4

Preserve agricultural land as Open Space Area in conformance with the Land Use Element.

Objective No. 1

Prevent unnecessary conversion of agricultural land to urban uses.

Policies:

1. Control the conversion of agricultural land through implementation of appropriate zoning techniques.
2. Require open-space buffers between urban uses and agricultural uses, thereby minimizing the impact of new urban uses on existing agricultural Open Space land.

Goal 5

Preserve agricultural drains as Open Space areas to the maximum extent feasible.

Objective No. 1

Prevent unnecessary and untimely undergrounding of agricultural drains.

Policies:

1. Coordinate with the Imperial Irrigation District to preserve the agricultural drains for Open Space and Wildlife Habitat Area.

Goal 6

Require developers to provide ample Open Space when new development projects are designed.

Objective No. 1

Ensure projects comply with the land use intensity requirements of the General Plan Land Use Element.

Policies:

1. Disapprove projects that do not comply with Open Space objectives.

Goal 7

Maintain the rural character of the community by ensuring adequate Open Space in areas adjacent to the City.

Objective No. 1

Coordinate the City's Open Space System with other Open Space Systems and Plans of County, Regional, State and Federal Agencies.

Policies:

1. Review other Open Space Plans, Policies and Programs which may affect the City and make adjustments to the City's Open Space Plan as needed to maintain consistency with other Open Space Plans and Programs.

III. CLASSIFICATION OF OPEN SPACE AREAS

Open Space areas can be classified in basically four different categories as follows:

1. Open Space for natural resource preservation.
2. Open Space for wildlife habitat preservation.
3. Open Space for recreation.
4. Open Space for public health and safety.

An explanation of these categories and a description of each is outlined below.

A. Open Space for Natural Resource Preservation

This category includes such resources as prime farmland, unique farmland and farmland of statewide importance. Also included in this category is the Alamo River floodplain area and wildlife habitat area.

B. Open Space for Wildlife Habitat Preservation

This category includes such areas as the Alamo River area and the

agricultural drains within the planning area.

C. Open Space for Recreation

This category includes public parks, and recreational facilities such as football fields, soccer fields, and baseball fields. Recreational Open Space is found on public school sites and in the public parks. The Alamo River floodplain area can also be considered recreational Open Space for hiking, fishing, and birdwatching activities.

D. Open Space for Public Health and Safety

This category includes the Alamo River floodplain area, the airport clear zones, and areas overlying earthquake faults. Dwellings and other structures should not be constructed in these areas for public health and safety reasons. The safety element identifies areas which are of concern regarding public health and safety.

The above outlined Open Space areas are identified in Figures OS-1 and OS-2 which are included herein.

IV. IMPLEMENTATION

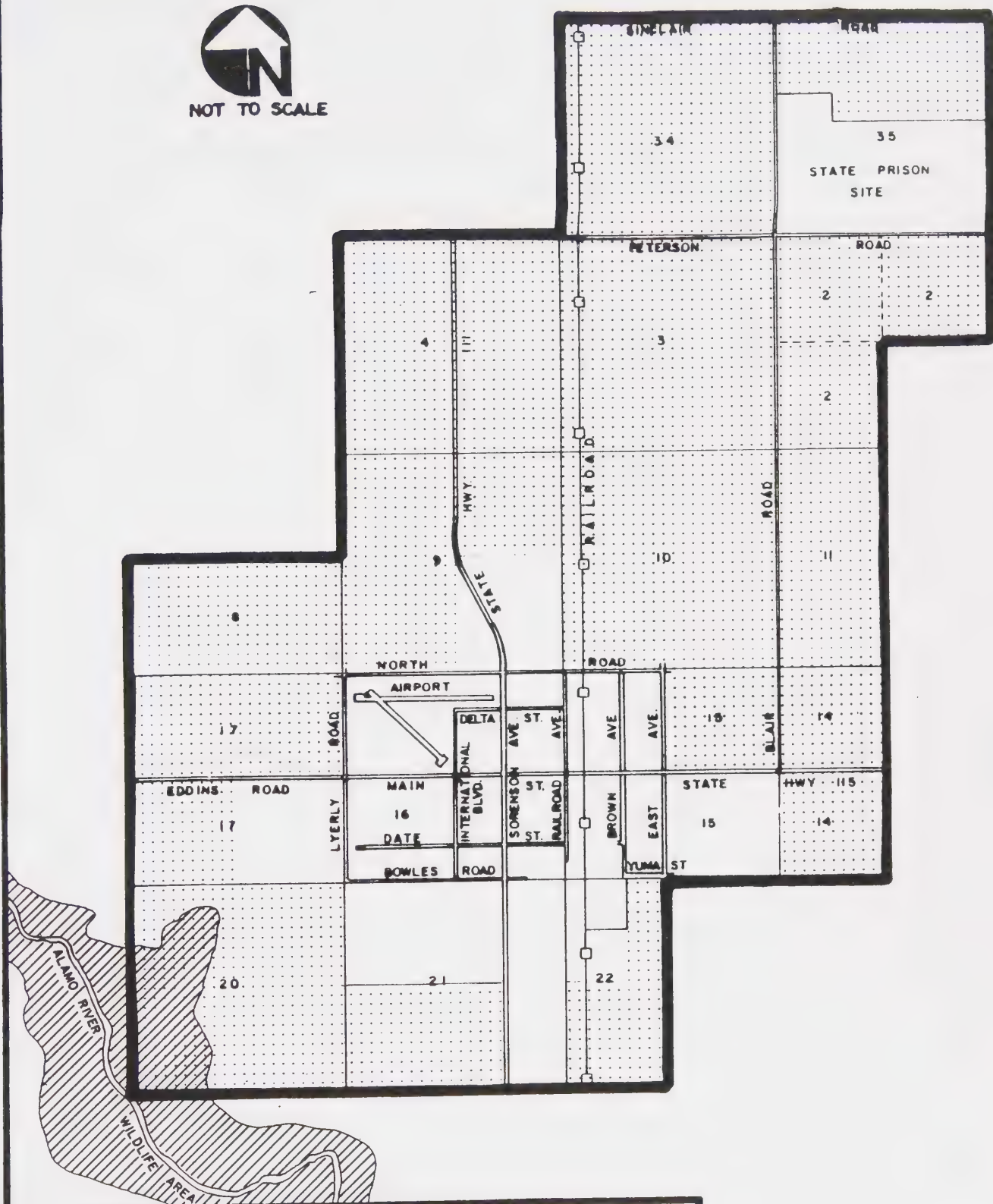
This section discusses the implementation programs for the City's Open Space Plan. The Open Space Plan will be implemented by several methods as outlined below:

- A. The zoning ordinance will be utilized to zone open space areas as Open Space, thereby preventing the development of these areas with urban uses. The City will not rezone these areas for other uses.

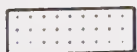
- B. The development of Open Space areas will also be restricted by the subdivision approval process. The City will not approve subdivision maps for areas designated to remain Open Space.
- C. Building permits for new structures will not be issued within designated Open Space areas. The City Council will request the County Building Department to withhold building permits in these areas.
- D. Recreational areas located in Rademacher, Caldwell, and Eastside Parks will be maintained and improved for recreational Open Space Uses. Programs for various sport activities such as baseball and soccer will be developed and maintained.
- E. When new residential subdivisions are approved, Open Space for park and recreational uses will be required to be provided under the Quimby Act provisions of the subdivision ordinance. Subdividers will be required to dedicate the Open Space land to the City. At least 5 acres of Open Space will be required for each 1,000 persons.
- F. Areas designated for Open Space uses will be mapped by the City and included in the General Plan for easy identification of Open Space areas.
- G. The City will coordinate Open Space uses with the County and other agencies to the maximum extent that is feasible.



NOT TO SCALE



CITY OF CALIPATRIA — 1991 GENERAL PLAN OPEN SPACE ELEMENT



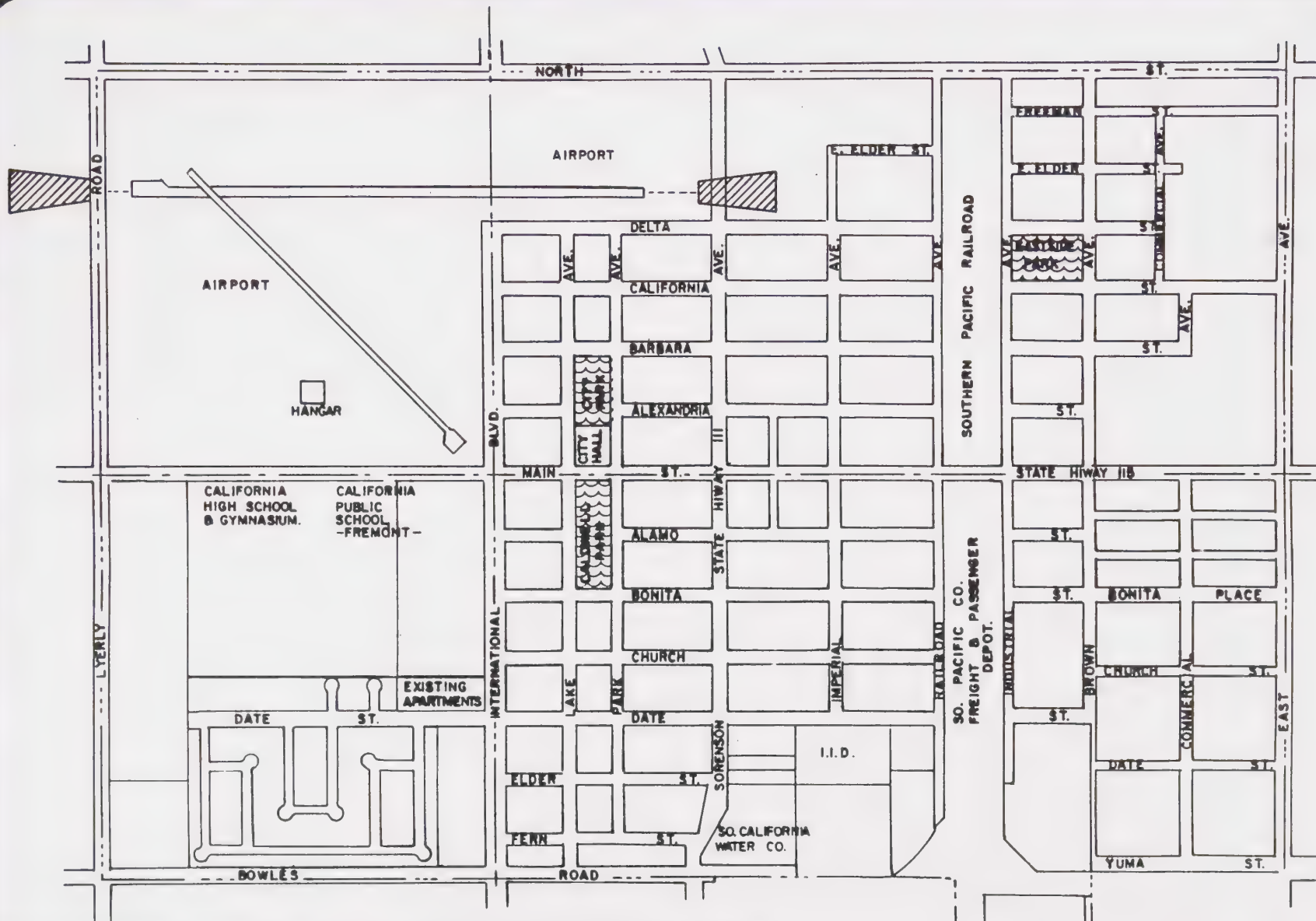
— AGRICULTURAL OPEN SPACE.



— ALAMO RIVER FLOODPLAIN AND WILDLIFE
HABITAT AREA.

PLANNING AREA.

THE HOLT GROUP — ENGINEERS AND PLANNERS.



CITY OF CALIPATRIA GENERAL PLAN-1991.

OPEN SPACE — PARKS. OPEN SPACE — AIRPORT.

- PUBLIC PARK.
- RUNWAY SAFETY ZONE



FIGURE OS-1 SCALE: 1" = 1000'

THE HOLT GROUP — ENGINEERS AND PLANNERS.

103R

HOUSING ELEMENT

HOUSING ELEMENT

I. INTRODUCTION AND PURPOSE

The Housing Element is one of the seven mandatory elements required to be included in the City's General Plan. The Housing Element must be consistent with the goals and objectives of the Land Use Element and other General Plan Elements.

The Housing Element must contain specific data relating to the identification and analysis of existing and future housing needs for all income groups. The required content of the Housing Element is defined in Section 65583 of the Government Code. This Government Code Section specifies that the Housing Element shall contain the following information:

- A. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs.
- B. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.
- C. A program which sets forth a five-year schedule of actions the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

The City is required to update the Housing Element at least once every five (5) years. The City is required by State law to submit its Housing Element to the State

Department of Housing and Community Development for review.

The main purpose of the Housing Element is to ensure that the existing and future residents of the City are provided with decent and safe housing. In order to accomplish this, the Housing Element contains goals, objectives and policies to help ensure the production of and maintenance of affordable housing in the City.

II. FEDERAL AND STATE HOUSING PROGRAMS AND POLICIES

The Federal Government has been involved in the area of housing since 1934. In that year, the Federal Housing Act was passed which created the Federal Housing Administration (FHA)¹. The Federal Housing Administration (FHA) was established to attract private funds to the residential construction industry to expand construction jobs for the unskilled. The FHA did this by government insuring of private home loans, thus removing the financial risks in such investments and thereby making more money available for residential loans. The FHA loan programs made home ownership possible for millions of Americans and effectively stimulated new housing construction. In 1947, all Federal Housing Programs were relocated to a new Housing and Home Finance Agency (HHFA), including the FHA Mortgage Insurance Program which had been an independent Federal Agency since its establishment in 1934².

In 1949, Congress passed the Housing Act of 1949 which created a Federal program for Central City Redevelopment. Under this program, physically deteriorated areas became eligible for Federal support for clearance and redevelopment for any new use³.

¹ California State Wide Housing Plan, July 1988

² IBID

³ IBID

The problems of rehabilitating deteriorating residential areas were addressed when Congress passed the Housing Act of 1954. This extended the clearance programs of the 1949 Housing Act to the rehabilitation of areas in the process of deteriorating and to the conservation of non-deteriorating areas in danger of becoming deteriorated⁴.

In 1965, the U.S. Department of Housing and Urban Development was created. The Housing and Urban Development Act of 1965 was the most comprehensive extension of Federal Urban Development and Housing Programs since 1949. This 1965 Act provided rent subsidy payments for those persons below the local poverty line, three percent (3%) interest loans for low and moderate income families, and subsidies for an additional 240,000 low rent public housing units⁵.

In 1968, Congress passed the Housing and Urban Development Act of 1968. This 1968 Act included programs for the construction of six million subsidized housing units over the following ten years⁶. Section 235 of this Act extended home ownership to low and moderate income families with FHA mortgage insured loans by means of a monthly payment from HUD to the mortgage holder, thereby reducing the homeowners monthly payment. This enabled many families to qualify for loans that they otherwise would not have been able to obtain.

In 1974, Congress passed the Housing and Community Development Act of 1974. This Act created the Community Development Block Grant (CDBG) Program and the Section 8 Rent Subsidy Program⁷. Under these programs, Cities became more directly involved with rehabilitation of substandard housing. The programs allowed

⁴ IBID

⁵ IBID

⁶ IBID

⁷ IBID

many Cities to upgrade their housing stock and provide more suitable housing, especially for families of low and moderate income.

In 1991, the Federal Government remains very much involved in assisting families to obtain adequate housing. The Veterans Administration (VA) guarantees home loans for eligible veterans. The risk for the mortgage lender is totally eliminated, because the loan has the backing of the Federal Government. This results in the interest rate for VA loans being somewhat lower than the prevailing market rate. Thus, the eligible veterans can obtain a loan more readily, particularly those veterans with lower incomes. In addition, no down payment is required for a VA loan.

The Federal Housing Administration continues to guarantee loans for eligible families. This continuing program allows low and moderate income families to obtain new housing.

The Federal Department of Housing and Urban Development (HUD) continues to administer the Community Development Block Grant Program. This program makes CDBG grants of up to \$500,000 available to smaller cities through a competitive application process administered by the State Department of Housing and Community Development.

The Federal Farmers Home Administration (FmHA) is the credit agency for agriculture and rural areas under the U.S. Department of Agriculture. The Farmers Home Administration began administering loans to build or improve rural housing in 1949. The FmHA is often called the "lender of last resort". This is due to the fact that FmHA loans are only granted to those families and individuals who cannot obtain conventional financing⁸.

⁸ IBID

The State of California has been directly involved in housing programs for many years through the State Department of Housing and Community Development (HCD). Prior to 1975, the Department of Housing and Community Development received very little Federal funding and concentrated on activities related to building codes and standards. In 1975, HCD was given primary responsibility for the coordination of Local, State and Federal housing assistance efforts throughout California⁹. The Federal Housing and Community Development Act of 1974, which involved states in coordinating Federal assistance with Local housing plans, created a major new focus for the State Department of Housing and Community Development. This Act shifted categorical funding under most Federal HUD programs to the Community Development Block Grant program (CDBG). Housing construction and improvement programs, rather than service programs, became the focus of local housing activities¹⁰. HCD began administering the HUD CDBG funds for small cities in 1982. Federal small cities CDBG funding to HCD reached a high of \$30.2 million in 1984. The funding level decreased to \$20.8 million for the 1987-88 fiscal year.¹¹

The State Department of Housing and Community Development (HCD) administers an Emergency Shelter Program for the State's homeless population. This program, established in 1983, has provided over \$20 million to date to local governments and non-profit organizations to help them provide shelters for the homeless. HCD's low interest Deferred Payment Rehabilitation Loan Program provides funds to local governments and non-profit organizations to make low-interest loans to private owners for the preservation of deteriorating housing units and residential hotels. Repayment is deferred for five (5) years or until resale of the dwelling, which ever

⁹ IBID

¹⁰ IBID

¹¹ IBID

comes first. The five-year deadline may be extended¹².

State bonds to finance below market rate mortgages for California veterans were authorized in 1922 through the Cal-Vet Program administered by the Department of Veterans Affairs. Cal-Vet serves qualified veterans without regard to income and has funded about \$400 million in low interest home loans each year during the early 1980's.

The California Housing Finance Agency (CHFA) was created in 1975 to provide below market rate mortgages through the sale of tax exempt notes and bonds to help meet the housing needs of low and moderate income households in California. This program has been very successful in Imperial County. During 1989, sixty-nine (69) loans were made throughout the County for new single-family homes and the total dollar volume of the loans was \$5,170,961¹³.

III. RELATIONSHIP OF HOUSING ELEMENT TO OTHER ELEMENTS OF THE GENERAL PLAN

State Planning Law (Section 65300.5) requires that the General Plan Elements comprise an integrated, internally consistent, and compatible statement of policies. In view of this requirement, the City's Housing Element has been prepared to be consistent with the Land Use, Circulation, and other General Plan Elements. The relationship of the Housing Element to the other General Plan Elements is as follows:

¹² IBID

¹³ California Housing Finance Agency, Sacramento, California

A. Land Use Element

The Housing Element is most effected by development policies contained in the Land Use Element, which establishes the location, type, density and distribution of land uses throughout the City. In designating the total acreage and density of residential development, the Land use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for industrial, commercial and office professional uses creates employment opportunities. The presence of these jobs affects the demand for housing in the City. The policies and priorities of both the Housing and Land Use Elements must be carefully balanced to maintain internal consistency in the General Plan, to prevent policy conflicts by providing a sufficient number and range of housing types, and to maintain a balanced local economy and an adequate level of municipal services.

B. Open Space and Conservation Elements

The Open Space and Conservation Elements designate that certain areas be acquired for recreation and parks, as well as open space areas to protect the City's natural environment. The policies of these elements of the City's General Plan may affect the amount of land left for housing, as well as other types of development. Furthermore, land dedication requirements, and the cost of development of parks and open space areas, may cause housing costs to rise as these costs are passed from the housing developer to the housing consumer.

C. Circulation Element

The Circulation Element designates the location, design and development of the arterial street system to serve the traffic generated by the various

types of land use. At the same time, this element seeks to minimize the adverse environmental and aesthetic effects of the street network and traffic on sensitive land uses such as residential areas. The Circulation Element attempts to create a satisfying environment for the residents of the City by providing convenient transportation networks. The cost of producing new housing is affected by the City's street design standards and arterial street dedication requirements.

D. Safety Element

The Safety Element indicates which areas of the City may be hazardous for development due to geologic or flood hazards. Although development within identified hazard areas is not prohibited altogether, special construction techniques are required to ensure that structures will remain safe in the event of a disaster. These special construction techniques can add to the cost of housing in the City; however, they are required if the City is to provide an acceptable level of public safety.

E. Noise Element

The Noise Element contains policies that attempt to reduce the impact of urban noise. Residential development in areas with high noise levels (such as near airports, freeways, arterial streets, etc.) is discouraged unless steps are taken to reduce noise levels. These steps tend to make for a more satisfying living environment but can add to the cost of housing. One requirement outlined in the Noise Element is for the use of extra insulation, solid core exterior doors, and smaller window areas, to prevent the transmission of noise to the interior of a dwelling unit. This technique is referred to as Noise Attenuation.

IV. CALIPATRIA ECONOMY

The economic base of the City of Calipatria and Imperial County is primarily agricultural related at the present time. Production, packing, and distribution of crops such as lettuce, cotton, alfalfa, wheat and mellons occurs throughout the year. Sugar Beets are also an important Imperial Valley crop. The Holly Sugar Company, located four miles south of Brawley, processes most of the locally grown sugar beet harvest. The Holly Sugar Company employs 350 persons, and thus is a major employer in the Imperial Valley area.

In addition to agriculture, the City's economy is also impacted positively by the Calipatria State Prison, which is located 2.5 miles northeast of the City. The Prison is projected to open in January 1992 and will ultimately employ 1,362 people. The annual payroll will be over \$30,000,000. The State Prison will therefore be a major employer impacting the City's economy on a permanent basis.

The City of Calipatria is also located in close proximity to several major geothermal projects. These projects are located within 10-15 miles of the City. These geothermal projects provide jobs for area residents and have substantial annual payrolls.

The General Plan Land Use Element contains goals which encourage the development of diverse industries and new industrial uses. Additional industrial development within the City will reduce unemployment and provide new job opportunities for City residents.

V. CALIPATRIA DEMOGRAPHICS

A. ETHNICITY AND POPULATION PROJECTIONS

According to the 1990 Federal Census, the City of Calipatria had a total population of 2,690 as of April 1, 1990. This compares to a population of 2,636 in 1980. The City has therefore had a very slow rate of growth over the last 10 years. The City has a very large Hispanic population, with Hispanics comprising 74.2% of the population in 1990. The ethnicity of the City is quite diverse as the information illustrated below shows. This information is according to the 1990 Federal Census.

<u>Total Population</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>American Indian</u>	<u>Asians</u>	<u>Other</u>
2,690	578 (21.5%)	80 (3.0%)	1995 (74.1%)	7 (.3%)	22 (.8%)	8 (.3%)

The population of the City is projected to increase at a significantly faster rate in the future. The City plans to annex the Calipatria State Prison in 1991 and the 4,000 inmates to be housed at the Prison will be counted in the City's population as group quarters. The City will therefore experience a significant gain in population in a 2 year time period after the Prison opens. A significant number of the Prison employees will choose to reside in a new residential subdivision being constructed in southwest Calipatria. The prison employees and their dependents will increase the City's population by several hundred residents.

Population projections for the City include the Prison inmate population of approximately 4,000. Excluding the 4,000 inmates at the Prison, the City's population is projected to increase to approximately 10,000 by the year 2015. Including the Prison population, the City's population is projected to be approximately 14,000 by the year 2015. The population of the City is

projected to increase as follows:

<u>Year</u>	<u>Projected Total Population</u>
1995	7,500
2000	9,000
2005	11,500
2010	12,900
2015	14,000

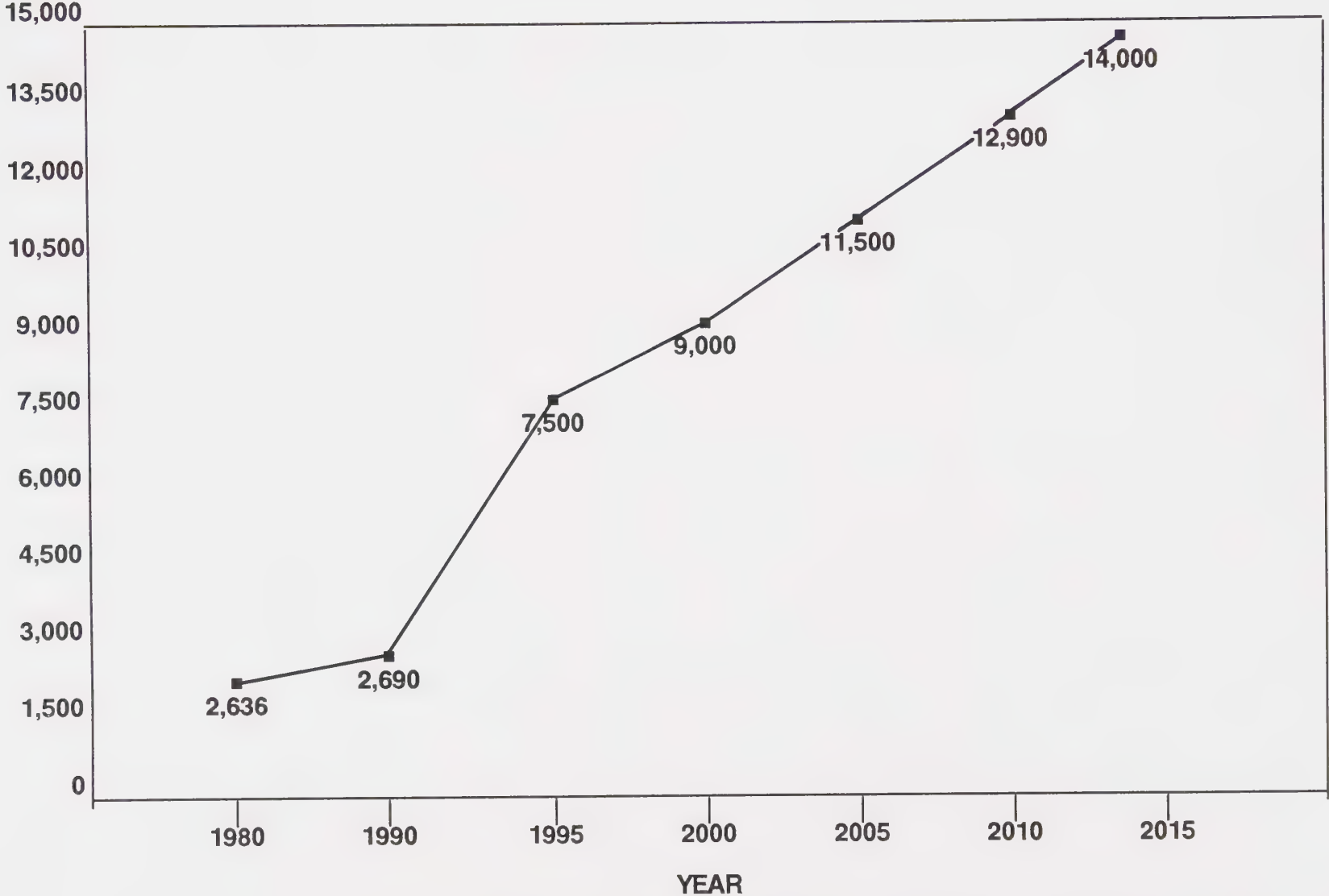
B. 1990 POPULATION BY SEX

According to the 1990 Federal Census, the population of the City by sex in April 1990 was as follows:

Male	1,301
Female	<u>1,389</u>
Total	<u>2,690</u>

As would be expected, there are slightly more females in the City than males. This is due mainly to the longer life expectancy of females.

CALIPATRIA POPULATION PROJECTION



C. 1990 POPULATION BY AGE

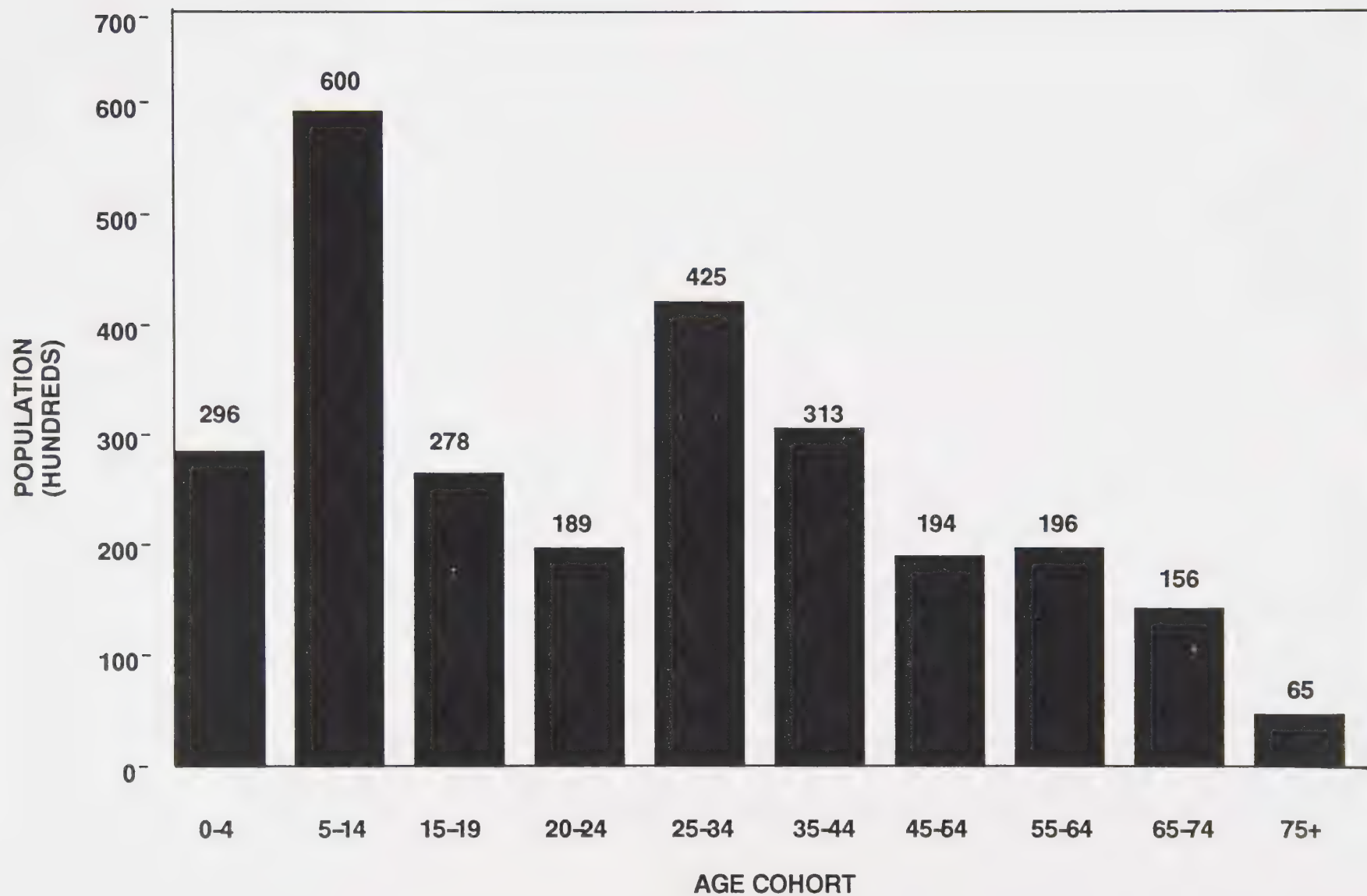
<u>Age Category</u>	<u>Population</u>	<u>Age Category</u>	<u>Population</u>
Under 1 Year	56	21 Years	37
1 and 2 Years	127	22 to 24 Years	113
3 and 4 Years	113	25 to 29 Years	213
5 Years	73	30 to 34 Years	212
6 Years	46	35 to 39 Years	169
7 to 9 Years	191	40 to 44 Years	144
10 and 11 Years	115	45 to 49 Years	102
12 and 13 Years	110	50 to 54 Years	92
14 Years	65	55 to 59 Years	94
15 Years	69	60 and 61 Years	51
16 Years	49	62 to 64 Years	51
17 Years	58	65 to 69 Years	89
18 Years	55	70 to 74 Years	63
19 Years	47	75 to 79 Years	34
20 Years	39	80 to 84 Years	18
		<u>85 Years and Over</u>	<u>13</u>
		TOTAL	<u>2,690</u>

D. 1990 POPULATION BY AGE, RACE, AND SEX

1. Caucasian and Black:

<u>Age Category</u>	<u>Caucasian</u>		<u>Black</u>	
	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
Under 1 Year	16	22	1	1
1 and 2 Years	44	59	2	1
3 and 4 Years	46	42	1	0
5 Years	25	22	3	2
6 Years	14	16	0	0

1990 CALIPATRIA POPULATION BY AGE COHORT



1. Caucasian and Black: (continued)

<u>Age Category</u>	<u>Caucasian</u>		<u>Black</u>	
	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
7 to 9 Years	59	64	6	2
10 and 11 Years	34	40	0	1
12 and 13 Years	39	33	1	3
14 Years	24	20	1	0
15 Years	22	21	2	2
16 Years	23	10	0	0
17 Years	23	13	1	1
18 years	17	19	2	0
19 years	12	20	1	1
20 Years	13	12	0	1
21 Years	12	8	0	1
22 to 24 Years	37	53	1	0
25 to 29 Years	79	68	3	2
30 to 34 Years	70	77	3	4
35 to 39 Years	56	62	2	4
40 to 44 Years	46	50	0	2
45 to 49 Years	33	40	1	2
50 to 54 Years	28	36	1	2
55 to 59 Years	39	23	2	2
60 and 61 Years	7	8	2	1
62 to 64 Years	20	16	1	3
65 to 69 Years	26	30	1	1
70 to 74 Years	19	29	2	5
75 to 79 Years	14	12	0	3
80 to 84 Years	5	9	1	0
<u>85 Years and Over</u>	<u>1</u>	<u>4</u>	<u>0</u>	<u>1</u>
TOTAL	<u>903</u>	<u>938</u>	<u>41</u>	<u>48</u>

2. American Indian, Eskimo or Aleut and Asian or Pacific Islander:

<u>Age Category</u>	<u>American Indian, Eskimo or Aleut</u>		<u>Asian or Pacific Islander</u>	
	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
Under 1 Year	0	0	1	0
1 and 2 Years	0	0	1	0
3 and 4 Years	0	1	0	0
5 Years	0	1	1	0
6 Years	0	1	1	0
7 to 9 Years	1	1	2	3
10 and 11 Years	1	2	0	2
12 and 13 Years	0	0	2	1
14 Years	0	0	0	0
15 Years	0	0	0	0
16 Years	0	0	2	0
17 Years	0	0	2	0
18 years	0	0	0	0
19 years	0	0	0	0
20 Years	0	0	0	0
21 Years	0	0	1	0
22 to 24 Years	0	0	0	0
25 to 29 Years	2	2	0	2
30 to 34 Years	0	0	3	2
35 to 39 Years	1	1	1	1
40 to 44 Years	0	0	5	2
45 to 49 Years	0	0	0	0
50 to 54 Years	0	0	0	0
55 to 59 Years	0	0	0	2
60 and 61 Years	0	0	0	0
62 to 64 Years	0	0	0	0
65 to 69 Years	1	1	1	1
70 to 74 Years	0	0	1	0
75 to 79 Years	0	0	0	0
80 to 84 Years	0	0	1	0
<u>85 Years and Over</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>
TOTAL	<u>5</u>	<u>10</u>	<u>26</u>	<u>17</u>

3. Other Race:

<u>Age Category</u>	<u>Male</u>	<u>Female</u>
Under 1 Year	10	5
1 and 2 Years	10	10
3 and 4 Years	8	15
5 Years	14	5
6 Years	3	11
7 to 9 Years	30	23
10 and 11 Years	17	18
12 and 13 Years	16	15
14 Years	4	16
15 Years	10	11
16 Years	6	8
17 Years	8	10
18 years	8	9
19 years	7	6
20 Years	5	8
21 Years	8	7
22 to 24 Years	11	11
25 to 29 Years	28	29
30 to 34 Years	23	29
35 to 39 Years	16	25
40 to 44 Years	20	19
45 to 49 Years	7	19
50 to 54 Years	10	15
55 to 59 Years	11	15
60 and 61 Years	6	9
62 to 64 Years	7	4
65 to 69 Years	15	12
70 to 74 Years	5	2
75 to 79 Years	1	4
80 to 84 Years	0	2
<u>85 Years and Over</u>	<u>2</u>	<u>4</u>
 TOTAL	 <u>326</u>	 <u>376</u>

E. HOUSEHOLD TYPE AND RELATIONSHIP

<u>1. In Family Households:</u>	<u>No. of Persons</u>
Householder	629
Spouse	460
Child	
Natural Born or Adopted	1,136
Stepchild	46
Grandchild	98
Other Relatives	148
Non-Relatives	60
 <u>2. In Non-Family Households:</u>	
Householder Living Alone	77
Householder Not Living Alone	14
Non-Relatives	22
 <u>3. In Group Quarters:</u>	
Institutionalized Persons	0
Other Persons in Group Quarters	<u>0</u>
 TOTAL	 <u>2,690</u>

F. HOUSEHOLD SIZE AND HOUSEHOLD TYPE

1. <u>One Person:</u>	<u>No. of Persons</u>
Male Householder	28
Female Householder	49
2. <u>Two or More Persons:</u>	
Family Households:	
Married-Couple Family:	
With Related Children	317
No Related Children	143
3. <u>Other Family:</u>	
Male Householder, No Wife Present:	
With Related Children	42
No Related Children	12
Female Householder, No Husband Present:	
With Related Children	84
No Related Children	31
4. <u>Non-Family Households:</u>	
Male Householder	8
Female Householder	<u>6</u>
TOTAL	<u>720</u>

G. AGE OF HOUSEHOLD MEMBERS BY HOUSEHOLD TYPE

1. <u>Households with 1 or More Persons Under 18 Years:</u>		
Family Households:		
Married-Couple Family		319
Other Family:		
Male Householder, No Wife Present		42
Female Householder, No Husband Present		85

2. <u>Non-Family Households:</u>	<u>No. of Persons</u>
Male Householder	2
Female Householder	2
3. <u>Households with No Persons Under 18 Years:</u>	
Family Households:	
Married-Couple Family	141
Other Family:	
Male Householder, No Wife Present	12
Female Householder, No Husband Present	30
4. <u>Non-Family Households:</u>	
Male Householder	34
Householder Not Living Alone	<u>53</u>
TOTAL	<u>720</u>

H. HOUSEHOLDS WITH HOUSEHOLDER OF HISPANIC ORIGIN

1. <u>Family Households:</u>	
Married-Couple Family:	
With Related Children	242
No Related Children	72
2. <u>Other Family:</u>	
Male Householder, No Wife Present:	
With Related Children	29
No Related Children	5
Female Householder, No Husband Present:	
With Related Children	60
No Related Children	20

3. <u>Non-Family Households:</u>	<u>No. of Persons</u>
Householder Living Alone	28
Householder Not Living Alone	<u>8</u>

TOTAL	<u>464</u>
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I. HOUSEHOLDS WITH NON-RELATIVES

1. Households with 1 or More Non-Relatives	63
2. Households with No Non-Relatives	<u>657</u>

TOTAL	<u>720</u>
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J. HOUSEHOLD TYPE AND HOUSEHOLD SIZE

1. Family Households:

2 Persons	138
3 Persons	111
4 Persons	148
5 Persons	113
6 Persons	57
7 or More Persons	62

2. <u>Non-Family Households:</u>	<u>No. of Persons</u>
1 Person	77
2 Persons	12
3 Persons	0
4 Persons	0
5 Persons	0
6 Persons	2
7 or More Persons	<u>0</u>
TOTAL	<u>720</u>

K. HOUSEHOLD TYPES PERSONS 65 YEARS AND OVER)

1. In Family Households:

Householder	100
Spouse	48
Other Relatives	22
Non-Relatives	1

2. In Non-Family Households:

Male Householder:	
Living Alone	7
Not Living Alone	0
Female Householder:	
Living Alone	32
Not Living Alone	2
Non-Relatives	5

3. In Group Quarters:

Institutionalized Persons	0
Other Persons in Group Quarters	<u>0</u>

TOTAL **217**

L. ENURE BY RACE OF HOUSEHOLDER (OCCUPIED HOUSING UNITS)

1. <u>Owner Occupied:</u>	<u>No. of Persons</u>
Caucasian	303
Black	14
American Indian, Eskimo or Aleut	1
Asian or Pacific Islander	8
Other Race	115
2. <u>Renter Occupied:</u>	
Caucasian	201
Black	21
American Indian, Eskimo or Aleut	1
Asian or Pacific Islander	4
Other Race	<u>52</u>
TOTAL	<u>720</u>

M. HOUSEHOLD SIZE/TYPE BY AGE OF MEMBERS

1. <u>Households with:</u>	
One Person Household:	
1 or More Persons 60 Years and Over	47
No Persons 60 years and Over	30
1 or More Persons 65 Years and Over	39
No Persons 65 Years and Over	38
Two or More Persons Household:	
Family:	
1 or More Persons 60 Years and Over	167
No Persons 60 years and Over	462
1 or More Persons 65 Years and Over	124
No Persons 65 Years and Over	505

1. Households with: (continued)

Two or More Persons Household:	<u>No. of Persons</u>
Non-Family:	
1 or More Persons 60 Years and Over	7
No Persons 60 years and Over	7
1 or More Persons 65 Years and Over	6
No Persons 65 Years and Over	<u>8</u>
TOTAL	<u>1,440</u>

N. PERSONS IN HOUSING UNIT (OCCUPIED HOUSING UNITS)

1 Person	77
2 Persons	150
3 Persons	111
4 Persons	148
5 Persons	113
6 Persons	59
7 Persons	<u>62</u>
TOTAL	<u>720</u>

O. TENURE BY PERSONS IN HOUSING UNIT (OCCUPIED HOUSING UNITS)

1. Owner Occupied:

1 Person	48
2 Persons	110
3 Persons	63
4 Persons	87
5 Persons	65
6 Persons	36
7 or More Persons	32

<u>2. Renter Occupied:</u>	<u>No. of Persons</u>
1 Person	29
2 Persons	40
3 Persons	48
4 Persons	61
5 Persons	48
6 Persons	23
7 or More Persons	<u>30</u>
 TOTAL	 <u>720</u>

P. TENURE BY AGE OF HOUSEHOLDER (OCCUPIED HOUSING UNITS)

<u>1. Owner Occupied:</u>	
15 to 24 Years	9
25 to 34 Years	66
35 to 44 Years	94
45 to 54 Years	79
55 to 64 Years	77
65 to 74 Years	77
75 Years and Over	39
 <u>2. Renter Occupied:</u>	
15 to 24 Years	34
25 to 34 Years	105
35 to 44 Years	64
45 to 54 Years	23
55 to 64 Years	28
65 to 74 Years	17
75 Years and Over	<u>8</u>
 TOTAL	 <u>720</u>

The demographic information for the City reveals several interesting facts. One

of the most pertinent facts is that the City's population is predominately Hispanic. Almost three out of every four residents of the City is of hispanic heritage. Another important factor is the age of the City's population. The City's population was relatively young in April 1990 according to the Federal Census. The largest age groups are the 25 - 29 year age group and the 30 - 34 year age group. These two age groups comprised a total of 425 persons or almost 16% of the total City population in 1990. The age groups from 0 to 34 years comprised a total of 1,788 persons in 1990, or approximately 66% of the total 1990 population. Senior Citizens (ages 60 to over 85) comprised only 301 persons or approximately 11% of the total City population in April 1990. The City of Calipatria, therefore, is definitely not a retirement community comprised of a large number of Senior Citizens.

There were slightly more females than males in April 1990. The Census revealed 1,301 males and 1,389 females. This ratio is to be expected due to the fact that females have a longer average life expectancy than males. In the 85 and over age group, there were only 4 males, however, there were 9 females, for a total of 13 persons in this age group.

It is interesting to note that a large percentage of persons in Calipatria live in rental housing. Of the 720 total occupied housing units in April 1990, 279 were rental units and 441 were owner units. The rental units, therefore, comprised approximately 39% of the total occupied housing units. According to the 1990 Census data, 30 renter occupied units contained 7 or more persons per unit. Many of the units were probably overcrowded with low income families.

As previously noted in this document, the state prison will house approximately 4,000 inmates when occupied at 190% capacity. Correctional institutions are classified as group quarters according to State and Federal Census statistics. As of April 1990, there were no persons in Calipatria residing in group quarters, according to 1990 Federal Census data.

VI. EMPLOYMENT AND UNEMPLOYMENT

At the present time (October 1991), agricultural employment predominates as the largest segment of the job market in the Imperial Valley and in the City of Calipatria. However, in the near future, government employment will become a larger segment of the employment base in the City. This will be due to the opening of the new state prison in January 1992. The prison is projected to employ up to 1,362 persons when fully operational at 190% capacity. Many of the prison employees will choose to live in Calipatria, since Calipatria is the closest community to the prison. The State Employment Development Department compiles statistics on employment characteristics for Imperial County. No separate statistics are available for the City of Calipatria. The statistics for historical and projected employment and unemployment are outlined below by Industrial Sector. The source of this information is the State Employment Development Department (EDD).

A. Imperial County Civilian Labor Force

	<u>Estimate</u> <u>1989</u>	<u>Estimate</u> <u>1990</u>	<u>Forecast</u> <u>1991</u>	<u>Forecast</u> <u>1993</u>
Civilian Labor Force	48,300	45,700	47,000	49,000
Employment	37,650	36,950	38,050	40,000
Unemployment	10,650	8,750	8,950	9,000
Unemployment Rate	22.0%	19.1%	19.0%	18.4%

B. Labor Force - Mexican Influence

The total labor force in Imperial County during 1990 was 45,700, employment 36,950 and unemployment 8,750. The unemployment rate was 19.1 percent.

The civilian labor force fell by 2,600 during 1990 to average 45,700 for the

year. The decrease in the labor force was attributable to total employment falling by an estimated 700 fewer county residents. However, a reduction was also noted among the unemployed. An estimated 1,900 more county residents were looking for work during 1990. As a result of falling unemployment combining with slightly less employment, the unemployment rate for Imperial County averaged 19.1 percent during 1990, almost three percentage points less than the 1989 average of 22 percent.

The unemployment situation in Imperial County is complicated by the large number of workers from Mexicali, Mexico who commute daily across the border to their places of employment. During these periods of unemployment, Mexicali residents file unemployment claims in Imperial County, thus overstating the number of unemployed for the area. Therefore, starting in September 1984 and continuing to the present, EDD started a monthly survey in Imperial County to delete the Mexican workers and obtain a more accurate count of resident claimants. The present methodology to estimate unemployed workers is based on data from the current survey.

C. Agricultural Employment Trends

Agriculture is by far the most significant industry in Imperial County. Over one in every three workers is directly employed by an agricultural firm and even more employees are engaged in agricultural-related activities. Portions of manufacturing, wholesale trade, and services have significant ties to agriculture.

Over fifty percent of the agricultural workers are engaged in agricultural services, while over forty percent are involved in crop production activities. Fewer than five percent work with livestock. Employment in agricultural services has not fluctuated strongly through the decade. Crop production,

on the other hand, has experienced strong swings in employment levels during the last ten years. Employment in livestock production has declined throughout the same period, but it appears to be leveling out.

Although the agricultural labor force declined in 1990 from 16,425 to 14,675, employment in agriculture is expected to increase marginally in the coming two years, rising to 14,875 in 1992 and to 15,075 in 1993. The anticipated 1.4 percent rate of employment growth is about the same as that experienced in 1988 and follows the trend of slow employment growth observed since 1986.

D. Government and Service Sector Employment Trends

Government jobs should reach a new high of 10,600 by 1993. This increase of 1,950 jobs will be mainly due to the two new prisons scheduled to open during the forecast period. Because of budgetary considerations, the opening of the Calipatria prison has been postponed from August 1991 to January 1992. However, this is still well within the forecast period.

Service jobs should increase by 11.4 percent during the next two years for a new total of 5,850 by 1993. This figure represents an increase of 600 over a five-year period.

E. Industrial Employment Trends

The number of jobs in all industries will continue to grow by 20 percent through 1993.

1. Growth in Mining is expected to continue only slightly over the next two years.

2. Construction will add 200 jobs to reach 1,900 by 1993.
3. Manufacturing increases should bring the total number of jobs to 1,700 by 1993, up 17.2 percent over 1988 levels.
4. Transportation and Public Utilities should rise by over 26 percent, adding 300 new jobs by 1993.

F. Wholesale and Retail Trade

Wholesale Trade job totals should increase by 27 percent between 1988 and 1993, adding 500 new jobs to reach a total of 2,350. Retail trade should also continue to expand rapidly, having a forecast increase of 1,400 jobs, with the 1993 total reaching 7,450.

G. Finance, Insurance, and Real Estate

Finance, Insurance and Real Estate job totals should reach 900 in 1993, an increase of 100 over the 1988 levels.

H. Employment By Industry

The table below outlines the 1988 annual average and 1993 projected employment figures by employment sector for Imperial County.

Industry Title	SIC	1988	1993	Numeric Change	Percent Change
Total Nonagricultural Employment		27,000	32,900	5,900	21.9%
Mining & Construction	10-14, 15-17	2,200	2,600	400	18.2%
Manufacturing:	20-39	1,425	1,700	275	19.3%
Nondurable Goods	20-23, 26-31	925	1,050	125	13.5%
Durable Goods	24-25, 32-39	500	650	150	30.0%
Transportation & Public Utilities	40-49	1,150	1,450	300	26.1%
Wholesale Trade	50-51	1,825	2,350	525	28.8%
Retail Trade	52-59	6,050	7,450	1,400	23.1%
Finance, Insurance, & Real Estate	60-67	775	900	125	16.1%
Services	70-89, 074-5, 8	4,925	5,850	925	18.8%
Government:		8,650	10,600	1,950	22.5%
Federal		1,125	1,200	75	6.7%
State & Local		7,525	9,400	1,875	24.9%

Note: Detail May Not Add to Totals Due to Independent Rounding

I. Imperial County Monthly Estimated Number of Wage and Salary Workers (1990)

FIRST THIRD OF 1990

Industry	JAN	FEB	MAR	APR	ANN. AVG.
Agricultural Production	6,725	6,750	5,825	4,925	5,600
Agricultural Services (D)	<u>11,050</u>	<u>11,250</u>	<u>11,900</u>	<u>8,650</u>	<u>9,075</u>
Total Agricultural (C):	17,775	18,000	17,725	13,775	14,675
Mining	625	650	675	675	700
Construction	1,875	1,875	1,825	1,725	1,750
Manufacturing:	1,525	1,550	1,625	1,675	1,700
Nondurable	1,000	1,025	1,075	1,125	1,075
Durable	525	525	550	550	625
Transportation & Public Utilities	1,225	1,300	1,250	1,275	1,225
Wholesale Trade	2,000	2,075	2,150	2,100	2,100
Retail Trade	6,700	6,600	6,550	6,550	6,725
Finance, Insurance, & R.E.	875	900	925	900	900
Services	5,150	5,100	5,125	5,150	5,300
Government (F):	9,275	9,350	9,575	9,500	9,375
Federal	1,150	1,150	1,150	1,200	1,200
State & Local	<u>8,125</u>	<u>8,200</u>	<u>8,425</u>	<u>8,300</u>	<u>8,175</u>
Total Nonagricultural:	<u>29,250</u>	<u>29,400</u>	<u>29,700</u>	<u>29,550</u>	<u>29,775</u>
TOTAL ALL INDUSTRIES	<u>47,025</u>	<u>47,400</u>	<u>47,425</u>	<u>43,125</u>	<u>44,450</u>

SECOND THIRD OF 1990

Industry	MAY	JUN	JUL	AUG	ANN. AVG.
Agricultural Production	5,125	5,250	5,025	4,025	5,600
Agricultural Services (D)	<u>11,725</u>	<u>10,450</u>	<u>5,075</u>	<u>4,225</u>	<u>9,075</u>
Total Agricultural (C):	16,850	15,700	10,100	8,250	14,675
Mining	675	725	725	725	700
Construction	1,700	1,600	1,625	1,625	1,750
Manufacturing:	1,800	1,850	1,850	1,775	1,700
Nondurable	1,225	1,225	1,200	1,125	1,075
Durable	575	625	650	650	625
Transportation & Public Utilities	1,200	1,175	1,150	1,150	1,225
Wholesale Trade	2,125	2,250	2,100	2,100	2,100
Retail Trade	6,600	6,625	6,650	6,675	6,725
Finance, Insurance, & R.E.	975	925	900	900	900
Services	5,075	5,200	5,325	5,475	5,300
Government (F):	9,600	10,025	8,700	8,850	9,375
Federal	1,275	1,300	1,250	1,200	1,200
State & Local	<u>8,325</u>	<u>8,350</u>	<u>7,450</u>	<u>7,650</u>	<u>8,175</u>
Total Nonagricultural:	<u>29,750</u>	<u>30,375</u>	<u>29,025</u>	<u>29,275</u>	<u>29,775</u>
TOTAL ALL INDUSTRIES	<u>46,600</u>	<u>46,075</u>	<u>39,125</u>	<u>37,525</u>	<u>44,450</u>

LAST THIRD OF 1990

Industry	SEP	OCT	NOV	DEC	ANN. AVG.
Agricultural Production	5,075	5,650	5,675	7,150	5,600
Agricultural Services (D)	<u>4,775</u>	<u>9,400</u>	<u>10,200</u>	<u>10,175</u>	<u>9,075</u>
Total Agricultural (C):	9,850	15,050	15,875	17,325	14,675
Mining	725	750	750	725	700
Construction	1,700	1,750	1,850	1,850	1,750
Manufacturing:	1,700	1,625	1,600	1,625	1,700
Nondurable	1,000	925	925	950	1,075
Durable	700	700	675	675	625
Transportation & Public Utilities	1,200	1,225	1,225	1,225	1,225
Wholesale Trade	2,050	2,075	2,100	2,100	2,100
Retail Trade	6,775	6,725	7,125	7,175	6,725
Finance, Insurance, & R.E.	900	900	925	925	900
Services	5,550	5,425	5,450	5,525	5,300
Government (F):	9,275	9,425	9,525	9,550	9,375
Federal	1,200	1,200	1,200	1,200	1,200
State & Local	<u>8,075</u>	<u>8,225</u>	<u>8,325</u>	<u>8,350</u>	<u>8,175</u>
Total Nonagricultural	<u>29,875</u>	<u>29,900</u>	<u>30,550</u>	<u>30,700</u>	<u>29,775</u>
TOTAL ALL INDUSTRIES	<u>39,725</u>	<u>44,950</u>	<u>46,425</u>	<u>48,025</u>	<u>44,450</u>

J. Employment Outlook for Imperial County (1991 - 1993)

Prospects for job growth in the nonagricultural sector coupled with possible increasing revenue for the farm sector should boost the number of county residents with jobs. The civilian labor force should continue to show

mostly due to the rate of growth of total employment rather than the small increase in unemployment. As a result, unemployment expressed as a percent of the civilian labor force could fall as much as half a percentage point over the two year projection period.

K. Potential Impacts of Free Trade Agreement on Employment

Some concerns have been expressed in Imperial County as to the effect of the North American Free Trade Agreement on the local economy. Some sources have predicted that some retail outlets would expand across the border to serve Mexican customers who now regularly shop in Imperial County. Because of the removal of the tariff barriers as envisaged in the Act, customers would find it advantageous to buy the goods in Mexico which would, therefore, reduce the retail business and employment in Imperial County. Whether or not this will actually occur remains to be seen.

L. Summary

The employment statistics outlined above point out several pertinent facts about the job market in Imperial County. First of all, it is very apparent from the state statistics that Imperial County has a very high rate of unemployment. The unemployment rate is predicted to be 19% for calendar year 1991. This rate was much higher than the unemployment rates for California and the United States as the below outlined chart indicates.

Unemployment (Calendar Year 1990)

Imperial County	19.1%
California	5.6%
United States	5.5%

One of the reasons the unemployment rate for Imperial County is so high is because of the large numbers of Mexican workers who live in Mexicali and work in Imperial County. The unemployment figures for Imperial County are therefore overstated somewhat because of this factor. Many of these Mexican workers file unemployment claims in Imperial County thus inflating the unemployment statistics.

A very important factor in the Imperial County Economy is the agricultural sector. Agricultural employment comprised almost 37% of the labor force in 1990. Therefore, over one third of all workers in Imperial County worked in the agricultural sector. The second most important employment sector is government employment. This sector comprised approximately 20 % of the labor force in 1990. With the opening of two state prisons in the County in the near future, the government employment sector will become even more important. The retail trade sector supplies almost 15% of the jobs in Imperial County and is the third most important employment sector. At the present time the manufacturing sector only provides approximately 3% of the jobs in the County. However, this sector is projected to increase significantly by 1993.

The Imperial County Economy is diversifying and will diversify to an even greater extent over the next 20 years. Agriculture will continue to be an important economic sector for the future but other economic sectors will gain in importance. Tourism is an economic sector that has not been fully developed in Imperial County. Tourism will most likely supply more jobs in the future.

VII. HOUSEHOLD INCOME AND POVERTY

The household income levels are lower in Calipatria than in other areas of the state.

Imperial County as a whole has one of the lowest median family income levels in the state. Statistics for Imperial County regarding welfare recipients and food stamp recipients indicate that a large percentage of the County population is receiving public assistance of some sort as the tables below indicate.

A. Public Assistance Recipients By Program (1988 - 1990)

IMPERIAL COUNTY

Recipients by Program	May		
	1988	1989	1990
Total Aid to Families with Dependant Children (a)			
Adults	3,907	3,971	4,610
Children	<u>7,620</u>	<u>8,043</u>	<u>9,400</u>
Total AFDC	<u>11,527</u>	<u>12,014</u>	<u>14,010</u>
Food Stamps (b)	12,983	12,211	14,508
General Relief	19	4	4
Refugee Cash Assistance (c)	0	0	0

Source: Total figure is from PUBLIC WELFARE IN CALIFORNIA, Department of Social Services.

- (a) Includes children in family groups, unemployment cases, and foster care.
- (b) Includes those persons receiving public assistance payments and those not receiving public assistance payments.
- (c) Excludes Aid to Families with Dependent Children recipients.

B. Aid to Families with Dependent Children (AFDC)

Characteristics of Recipients 16 Years and Older (1988-1990)

IMPERIAL COUNTY

Characteristics	May		
	1988	1989	1990
Total Recipients 16+ (a) (b)	4,598	4,793	5,589
Male	950	990	1,160
Female	3,650	3,800	4,430
16 - 21	1,230	1,280	1,500
22 - 44	3,070	3,200	3,730
45 - 54	220	230	270
55+	70	70	90
Caucasian (Not Hispanic)	866	860	790
Black (Not Hispanic)	196	190	220
Hispanic	3,491	3,690	4,520
Asian & Pacific Islander	5	0	10
American Indian	40	40	40
Filipino	0	0	0

Source: Total figure is from PUBLIC WELFARE IN CALIFORNIA, Department of Social Services. Proportions by sex, age, and ethnicity are Employment Development Department estimates.

(a) Includes children in family groups, unemployment cases, and foster care.

(b) Detail may not add to total due to independent rounding.

C. Supplemental Security Income (SSI)

Recipients By Program (1987 - 1989)

IMPERIAL COUNTY

Program	December		
	1987	1988	1989
Aged	2,470	2,670	2,888
Blind:			
Adults	102	106	118
Children (a)	<u>10</u>	<u>8</u>	<u>8</u>
Total Blind	112	114	126
Disabled			
Adults	2,632	2,742	2,898
Children (a)	<u>178</u>	<u>172</u>	<u>176</u>
Total Disabled	2,810	2,914	3,074
TOTAL RECIPIENTS	<u>5,392</u>	<u>5,698</u>	<u>6,088</u>

Source: SUPPLEMENTAL SECURITY INCOME, STATE AND COUNTY DATA,
Social Security Administration, Office of Research and Statistics.

(a) Individuals under 18 years of age.

The high levels of public welfare assistance coincide with the high rate of unemployment in Imperial County. The statistics for the Aid to Families with Dependent Children program indicate that in May 1990 approximately 13%

of the total 1990 County population received assistance under this program. Under the Food Stamp program, approximately 13.5% of the total 1990 County population was receiving food stamps in May 1990.

The median family income was \$14,103 for 1980 in Calipatria; the State's median income was \$21,541 in 1980. Imperial County had one of the lowest median household incomes in 1980 when compared to other counties in the state. Median family income data is presented below.

Median Family Income (1980)

California	\$21,541	(Rank 10 in Nation)
Imperial County	\$16,658	
Calipatria	\$14,103	

Comparison of States to Imperial County and Calipatria

<u>State</u>	<u>Median Family Income</u>	<u>Rank (Nation)</u>
California	\$21,541	10
Imperial County	\$16,658	--
Calipatria	\$14,103	--
Vermont	\$17,205	40
South Carolina	\$16,978	41
Tennessee	\$16,564	44
Kentucky	\$16,444	45

Source: 1980 Census

Imperial County ranked with 21 other rural counties in California for lowest median family incomes. In February 1989, the State Department of Housing and Community Development data indicated that for a family of four, the median family income in Imperial County was \$28,500. There are 58 counties in California. Therefore, Imperial County ranked in the lower one-third for median family income levels in February, 1989.

Sixteen percent (16%) of Calipatria's families had incomes below the poverty level in 1980. The below-poverty percentage for Calipatria was approximately 1-1/2 times the State of California figure. A comparison of the percent of families below the poverty level shows that Calipatria has a relatively high percentage when compared to other states. Mississippi has the highest below poverty percentage in the nation.

Percent Below Poverty - 1980

Mississippi	18.7%
Calipatria	16.1%
Imperial County	15.3%
Louisiana	15.1%
District of Columbia	15.1%
State of California	11.4%

A comparison of the income and poverty data for Calipatria and other cities in the County is shown in the table below.

IMPERIAL COUNTY
INCOME AND POVERTY DATA

	<u>1980 Population</u>	<u>Median Family Income (1980)</u>	<u>Percent Below Poverty (1980)</u>
California	23,667,902	\$21,541	11.4%
Imperial County	92,110	\$16,658	15.3%
Brawley	14,946	\$17,202	15.7%
Calexico	14,412	\$13,010	23.8%
Calipatria	2,636	\$14,103	16.1%
El Centro	23,996	\$18,897	11.5%
Holtville	4,399	\$19,702	5.3%
Imperial	3,451	\$17,293	7.0%
Westmorland	1,590	\$14,489	18.2%
<u>Special Districts</u>			
Heber	2,221	\$12,377	33.2%
Niland	1,042	\$11,542	16.1%
Seeley	1,058	\$14,000	29.9%

Source: 1980 Federal Census

Income levels in Imperial County and comparison counties for February, 1989, are outlined below:

Imperial County

Income Standard	NUMBER OF PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
Very Low Income	\$10,450	\$11,950	\$13,450	\$14,950	\$16,150	\$17,350	\$18,550	\$19,750
Lower Income	15,950	18,250	20,500	22,800	24,250	25,650	27,100	28,500
Median Income	19,950	22,800	25,650	28,500	30,300	32,050	33,850	35,650
Moderate Income	23,950	27,350	30,800	34,200	36,350	38,500	40,600	42,750

Inyo County

Income Standard	1	2	3	4	5	6	7	8
Very Low Income	\$11,050	\$12,600	\$14,150	\$15,750	\$17,000	\$18,250	\$19,550	\$20,800
Lower Income	16,350	18,700	21,000	23,350	24,800	26,250	27,750	29,200
Median Income	20,450	23,350	26,300	29,200	31,050	32,850	34,700	36,500
Moderate Income	24,550	28,050	31,550	35,050	37,250	39,400	41,600	43,800

Kern County

Income Standard	1	2	3	4	5	6	7	8
Very Low Income	\$11,050	\$12,600	\$14,150	\$15,750	\$17,000	\$18,250	\$19,550	\$20,800
Lower Income	17,350	19,850	22,300	24,800	26,350	27,900	29,450	31,000
Median Income	21,700	24,800	27,900	31,000	32,950	34,900	36,800	38,750
Moderate Income	26,050	29,750	33,500	37,200	39,550	41,850	44,200	46,500

San Diego County

Income Standard	1	2	3	4	5	6	7	8
Very Low Income	\$13,250	\$15,100	\$17,000	\$18,900	\$20,400	\$21,900	\$23,450	\$24,950
Lower Income	20,550	23,500	26,400	29,350	31,200	33,000	34,900	36,700
Median Income	25,700	29,350	33,050	36,700	39,000	41,300	43,600	45,900
Moderate Income	30,850	35,250	39,650	44,050	46,800	49,550	52,300	55,050

Los Angeles County

Income Standard	NUMBER OF PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
Very Low Income	\$13,250	\$15,100	\$17,000	\$18,900	\$20,400	\$21,900	\$23,450	\$24,950
Very Low Income	13,950	15,950	17,950	19,950	21,550	23,150	24,750	26,350
Lower Income	21,300	24,300	27,350	30,400	32,300	34,200	36,150	38,000
Median Income	26,600	30,400	34,200	38,000	40,400	42,750	45,150	47,500
Moderate Income	31900	36500	41050	45600	48450	51300	54150	57000

Sacramento County

Income Standard	1	2	3	4	5	6	7	8
Very Low Income	\$12,650	\$14,450	\$16,250	\$18,050	\$19,500	\$20,950	\$22,400	\$23,850
Lower Income	20,250	23,100	26,000	28,900	30,700	32,500	34,350	36,150
Median Income	25,250	28,900	32,500	36,100	38,350	40,600	42,850	45,150
Moderate Income	30,300	34,650	39,000	43,300	46,050	48,750	51,450	54,150

San Benito County

Income Standard	1	2	3	4	5	6	7	8
Very Low Income	\$10,700	\$12,250	\$13,750	\$15,300	\$16,500	\$17,750	\$18,950	\$20,200
Lower Income	17,150	19,600	22,050	24,500	26,050	27,550	29,100	30,650
Median Income	21,400	24,500	27,550	30,600	32,500	34,450	36,350	38,250
Moderate Income	25,700	29,400	33,050	36,700	39,000	41,300	43,600	45,900

Riverside County

Income Standard	1	2	3	4	5	6	7	8
Very Low Income	\$11,250	\$12,900	\$14,500	\$16,100	\$17,400	\$18,700	\$19,950	\$21,250
Lower Income	18,050	20,600	23,150	25,750	27,350	28,950	30,600	32,200
Median Income	22,550	25,750	29,000	32,200	34,200	36,250	38,250	40,250
Moderate Income	27,050	30,900	34,800	38,650	41,050	43,450	45,900	48,300

San Bernardino County

Income Standard	NUMBER OF PERSONS IN FAMILY							
	1	2	3	4	5	6	7	8
Very Low Income	\$11,250	\$12,900	\$14,500	\$16,100	\$17,400	\$18,700	\$19,950	\$21,250
Lower Income	18,050	20,600	23,150	25,750	27,350	28,950	30,600	32,200
Median Income	22,550	25,750	29,000	32,200	34,200	26,250	38,250	40,250
Moderate Income	27,050	30,900	34,800	38,650	41,050	43,450	45,900	48,300

Source: State Department of Housing & Community Development

The above outlined income figures for February 1989 indicate that Imperial County still has one of the lowest median incomes in the state when compared to other counties.

GOALS-OBJECTIVES-POLICIES-PROGRAMS

I. INTRODUCTION AND PURPOSE

Section 65583(b) of the State Planning Law requires that the Housing Element contain "a statement of the City's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." The purpose of this section is to list the housing goals of the City of Calipatria. The Housing goals, objectives, policies, and programs stated in this section have the main purpose of promoting decent, safe and livable housing for all citizens of the City.

II. HOUSING GOALS

- A. Promote the construction of new housing units and the rehabilitation of existing housing units in order that every citizen of the City may be provided with decent and livable housing.
- B. Encourage the construction of additional new assisted housing units in the City for persons and families of very low income.
- C. Obtain additional Section 8 unit allocations for the City from the U.S. Department of Housing and Urban Development.
- D. Promote and support equal housing opportunity for all citizens of the City without regard for race, color, creed, handicap, marital status, age, sex, or national origin.
- E. Utilize the financial resources of the Community Redevelopment Agency to assist developers who desire to construct new low income housing units.

- F. Utilize the code enforcement capabilities of the County to ensure that landlords renting unsanitary and unsafe housing units are forced to correct identified code violations.
- G. Encourage and promote the establishment of mobile home units and manufactured housing units throughout the City while ensuring that these units comply with HUD, State, and City regulations.
- H. Encourage and promote the establishment of attached second dwelling units for elderly households on single family zoned lots as an addition to the existing house.
- I. Encourage and promote the maximum use of solar energy systems in housing units throughout the City, thereby increasing opportunities for energy conservation.
- J. Ensure that housing units are noise attenuated when constructed in noise sensitive areas to promote a high quality living environment for residents.

III. HOUSING POLICIES

The City of Calipatria implements its housing policies to ensure non-discrimination and equal housing opportunities for all citizens. As required by the Civil Rights Act of 1964, the City does not discriminate in any of its housing programs on the basis of race, color, sex, age, religion, creed, handicap, martial status, or national origin. The housing policies contained in this section are designated to foster and promote the development of new housing for persons of low to moderate income. The housing policies will also promote the maintenance, improvement, rehabilitation, and preservation of existing housing units. The housing policies also attempt to ensure that the city applies for all available housing funds from the state and federal

governments.

- A. All citizens shall have equal access to the housing programs of the City without regard to race, color, creed, age, sex, religion, marital status, handicap, or national origin.
- B. The City will continue to use its Community Development Block Grant Funds for all eligible activities as authorized under the law, in a manner that will benefit the largest number of low and very low income households.
- C. The City will encourage rehabilitation improvement of existing dwelling units instead of condemnation, whenever possible, to preserve the existing household stock.
- D. The City will encourage improvement of existing substandard dwelling units through an active code enforcement and building inspection program to identify existing code deficiencies.
- E. The City will inform housing developers of the provisions for density bonus when housing units are developed for low to moderate income households.
- G. The City will explore the feasibility of a mortgage revenue bond issue to provide mortgage financing for low to moderate income home buyers when existing financial markets fail to provide affordable home financing.
- H. The City, as a matter of policy, will initiate annexation proceedings to bring additional developable land into the City in order to provide for a minimum five-year supply of vacant developable land for new housing projects.
- I. The City will ensure that all new housing units constructed in the City are

safe and livable through enforcement of the Uniform Building Code.

- J. The City will work with non-profit housing organizations to ensure the construction of new housing for lower income households. Such organizations include the Imperial Valley Housing Authority and Campesinos Unidos.
- K. Provide for the geographic dispersal of affordable housing units for lower income households throughout the City of Calipatria.

IV. QUANTIFIED OBJECTIVES

The Housing Element is required to include quantified objectives which outline the housing needed to support projected future population increases. These are future housing needs. The Housing Element also includes objectives to address existing housing needs. The quantified objectives must address the existing and future Housing needs of all economic segments of the Community.

The future housing need quantified objectives are broken down by the income level of the households they are meant to house. There are four household income level categories defined in state law. They are "Very Low" (less than 50% of the median), "Low" (50%-80% of the median), "Moderate" (80%-120% of the median), and "Upper" (more than 120% of median).

The quantified objectives listed below were developed in order to ensure that the City will meet its share of the housing need in the region, as determined by the Southern California Association of Governments (SCAG).

The planning period for the 1991 Housing Element is through June 30, 1994. The existing need identifies the number of lower income households in the City that are

currently overpaying for housing (paying more than 30% of their income for housing). The future need identifies the number of housing units that will have to be added to the City's housing stock during the planning period.

A. Future Housing Need

The future housing need within the City through June 30, 1994, is outlined below by income group and type of housing:

<u>Type of Housing</u>	<u>Target Income Group</u>				<u>Total No. of New Units</u>
	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Upper</u>	
Single Family Detached	6	16	55	17	94
Condominiums	0	0	7	4	11
Manufactured Housing	6	9	10	4	29
Apartments	35	25	60	10	130
Totals	<u>47</u>	<u>50</u>	<u>132</u>	<u>35</u>	<u>264</u>

The above information indicates that a total of 264 new housing units will be needed by June 30, 1994. These new housing construction figures are significantly greater than the figures contained in the SCAG Regional Housing Needs Assessment. The SCAG Regional Housing Needs Assessment projected a total future housing need of only 49 housing units during the planning period. The SCAG projection of future housing need for Calipatria did not take the impact of the State Prison into account. Therefore, the City's projections are much higher than the SCAG projection

for this reason.

B. Existing Housing Need

Existing housing need is narrowly defined as the number of lower income households who pay more than 30% of their income for rent or house payments. The definition of existing housing need is not all inclusive. It does not count lower income households who do not overpay for shelter but live in substandard housing, nor does it include households who are homeless or live in overcrowded conditions. Lower income households include the very low income (less than 50% of median), and low income (50%-80% of median) categories. According to the Regional Housing Needs Assessment, Calipatria had a total of 109 lower income households overpaying for shelter in 1988. Of this amount, 66 were very low income and 43 were low income. A total of 48 were owners and 61 were renters in the lower income category. In order to meet the existing needs of these lower income households, the City must establish specific goals and quantified objectives. The following goals are designed to ensure the City has every reasonable chance of meeting the existing housing needs:

Goals:

1. Cooperate to the maximum extent possible with the Imperial Valley Housing authority to encourage construction of additional assisted housing units in the City.
2. Request the U.S. Department of Housing and Urban Development (HUD) to increase the Section 8 Rent Subsidy Unit Allocation for Imperial County.

3. Assist the Imperial Valley Housing Authority in obtaining funding from HUD and project approval for the construction of new assisted housing units for very low income families.
4. Assist non-profit corporations such as Campesinos Unidos, Inc. in obtaining funding and project approval from Farmers Home Administration for construction of new housing units for low income families under the Self-Help Housing Program.
5. Utilize Redevelopment Agency Funds (20% set-aside) for the furtherance of low income housing in the City.

The above listed goals will, when implemented, substantially alleviate the existing housing need for lower income households in the City.

The Imperial Valley Housing Authority maintains a total of 40 assisted housing units in the City of Calipatria. Presently (September 1991), there is a waiting list for these units which consists of the following:

Waiting List for Assisted Housing Units

<i>For 1 Bedroom Units</i>	<i>8 Applicants</i>
<i>For 2 Bedroom Units</i>	<i>45 Applicants</i>
<i>For 3 Bedroom Units</i>	<i>37 Applicants</i>
<i>For 4 Bedroom Units</i>	<i>7 Applicants</i>
<i>For 5 Bedroom Units</i>	<i>5 Applicants</i>
TOTAL	<u>102 Applicants</u>

As can be observed from the above figures, there is a definite need for additional assisted housing units in the City. The construction of any new assisted housing units would be dependent upon the availability of future funding from HUD. It must

be noted that HUD funding for assisted housing units has been steadily decreasing over the last several years.

In addition to administering the Assisted Housing Unit Program, the Imperial Valley Housing Authority also administers the Section 8 Rent Subsidy Program for Calipatria. There were eleven (11) Section 8 Certificates being utilized in the City in September 1991. The Section 8 Assistance Program lowers the rental costs for low income households by providing a partial payment directly to the landlord, thereby allowing the landlord to collect less rent payment from the renter. Quantified objectives for existing housing needs are outlined below for the period through June 30, 1994.

Existing Housing Needs Quantified Objectives

Program

Objective

Section 8 Rent Subsidy

Work with landlords and applicants to ensure increased utilization of Section 8 Certificates in the City. The objective is to utilize 150 additional Section 8 Certificates in the City by June 30, 1994.

Assisted Housing Unit Construction

Provide an additional 90 assisted housing units for lower income households by June 30, 1994.

Assisted Mobile Home Park Development

Encourage the development of one new mobile home park within the City by June 30, 1994. The mobile home park should have at least 20 spaces.

The total number of lower income households overpaying for shelter was 109 as identified in the SCAG RHNA. Of these, 61 were renters. The objective to utilize

150 additional Section 8 Certificates should remove a considerable number of lower income rental households from the overpayment category by June 30, 1994. The above listed quantified objectives for assisted housing should adequately address the existing housing need contained in the SCAG Regional Housing Needs Assessment. Many of the assisted housing units will be constructed under the Farmers Home Administration Section 502 Program as self-help units by such organizations as Campesinos Unidos, Inc. This FmHA Program provides interest rates as low as one percent (1%) to eligible low income applicants.

V. IMPLEMENTATION, FINANCING AND JUSTIFICATION

It is anticipated that a substantial percentage of the housing for the very low income category will be constructed as assisted housing units by Campesinos Unidos, Inc. Private sector developers will be encouraged by the City to construct housing for very low income households, both apartment units and single family homes. The City could provide incentives to developers of housing for very low income persons as outlined in this document under the section which discusses potential governmental constraints.

The single family homes to be constructed by Campesinos Unidos under the Self-Help Housing Program will be three (3) and four (4) bedroom units and will be able to serve large families. The construction of new assisted single family homes will help to alleviate overcrowding for many large low income families.

The low income assisted apartment units will most likely be constructed by private developers under applicable programs of the Farmers Home Administration. The FmHA programs provide below market interest rates to developers as an incentive to construct new lower income rental housing. Interest rates for FmHA programs are as low as one percent. Mobile Home Parks are also eligible projects for FmHA Housing programs and it is anticipated that at least one new mobile home park for

low income households will be constructed in the City during the planning period. The private sector is expected to provide all the housing units for the moderate and upper income categories. The assisted low income apartment units will probably be one and two bedroom units and will serve such groups as senior citizens, single female parents with one or two children and handicapped persons.

As previously mentioned, the City's quantified objectives for future housing needs are considerably different from the SCAG Regional Housing Needs Assessment figures for Calipatria. The City's figures show a greater need for new housing than was anticipated by SCAG. This is due to several factors which are outlined below:

MAJOR FACTORS AFFECTING NEED FOR NEW HOUSING

- A. There is a new State Prison being constructed approximately 2-1/2 miles northeast of the City. This facility will ultimately employ up to 1,362 people. Calipatria is the closest community to the new Prison. It is therefore anticipated that this new facility will generate an additional demand for 68 housing units according to the EIR prepared for the State by Westec Services.
- B. A major gold mining facility is in operation east of Glamis, California. This gold mine is located approximately 40 miles from the City. This facility is a major employer in Imperial County with approximately 350 employees. Employees of this mine would be closest to work if they resided in either Calipatria or Brawley.
- C. The geothermal industry continues to expand within Imperial County. Most of the geothermal plants are constructed along the south shore of the Salton Sea in close proximity to the City of Calipatria. The geothermal industry employs several hundred people in Imperial County. Many of these

geothermal employees will choose to live in Calipatria.

The above outlined factors justify larger numbers for new housing unit construction during the planning period.

VI. HOUSING REHABILITATION PROGRAM

The City of Calipatria has had an active housing rehabilitation program in the past. The City currently administers approximately 40 housing rehabilitation loan files. Most of these loans were made during the 1983-1987 time period. The City of Calipatria has a continuing need for rehabilitation of existing sub-standard housing. In the past the City has used both CDBG monies and HUD Section 312 funds for rehabilitation project loans. The City will continue to participate in the Housing Rehabilitation Program during the planning period. The primary source of funds will be HUD Section 312.

The Housing Rehabilitation Program serves primarily homeowners in the very low and low income categories. Although the Housing Rehabilitation Program provides a very viable method of eliminating existing sub-standard housing, it does not provide any new or additional housing units for the community. The City also participates in the State Deferred Loan Program whereby loans for rehabilitation of housing can be deferred for several years or until the housing unit is sold.

Since the City anticipates continuation of the Housing Rehabilitation Program during the planning period, it is appropriate and necessary to establish goals and quantified objectives for the Housing Rehabilitation Program as follows:

Goals:

1. Apply for the maximum CDBG Grant the City is eligible for each year

during the planning period.

2. Participate in the HUD Section 312 Housing Rehabilitation Loan Program to the maximum extent possible when, and if, funds continue to be available.
3. Participate in the State Deferred Loan Program to the maximum extent when, and if, funds continue to be available.
4. Utilize program income funds as appropriate to further the objectives of the Housing Rehabilitation Program.

QUANTIFIED OBJECTIVES FOR HOUSING REHABILITATION

The quantified objectives for the planning period for the Housing Rehabilitation Program are as follows:

	<u>Program</u>	<u>Objective</u>
A.	For the CDBG Housing Rehabilitation Program	10 Units per year
B.	For the HUD Section 312 Rehabilitation Loan Program	5 Units per year

VII. FUTURE HOUSING NEEDS, INCLUDING TOTAL HOUSING UNIT NEEDS AND DESIRED VACANCY RATES

According to the 1990 Federal Census Data, there were a total of 767 Housing Units in the City in April 1990. Assuming an average of 3.50 persons per dwelling unit, and a population of 7,200 on June 30, 1994, a total of approximately 1,000 housing units will be needed in the City by June 30, 1994. The historical and projected figures are presented below for the City of Calipatria. These figures project the population of the City through June 1994.

POPULATION AND HOUSING UNIT PROJECTIONS

	<u>1980</u>	<u>1990</u>	(Projected) <u>1994</u>
Population	2,636	2,690	7,200
Housing Units	771	767	2,250 (approx.)
Average Household Size in Persons	3.42	3.50	3.20

The State Department of Housing and Community Development (HCD) has published a formula which may be used to compute future housing unit needs:

$$\left[\left(OH \times \left(\frac{1}{1-V/S} \right) \right) + RH \left(\frac{1}{1-V/R} \right) \right] \left(\frac{1}{1-OV} \right) = \text{Number of Housing Units Needed}$$

The following definitions and assumptions are used with regard to this formula:

OH = Owner Households 1994 (610)

RH = Rental Households 1994 (390)

V/S = Desired for Sale Vacancy Rates. (In California, this has been established at 2% or .02 by H.C.D.)

V/R = Desired for Rent Vacancy Rate. (In California, this has been established at 6% or .06 by H.C.D.)

OV = Actual "Other Vacant" Rate in the City. (Units which are vacant, but not available for sale or rent - estimated at 2% in 1990.)

This formula takes into account the desired vacancy rate which has been determined to be necessary to provide a stable housing market.

If we insert the projected households, the desired vacancy rates, and the existing "other

vacant" rate into this formula, it will read as follows:

$$[(610 \times (\frac{1}{1-.02})) + (390 \times (\frac{1}{1-.06}))] (\frac{1}{1-.02})$$

$$[(610 \times 1.02) + (390 \times 1.06)] (1.02) =$$

$$[622 + 413] (1.02) = 1,035$$

$$(1,035) (1.02) = 1,056 \text{ Housing Units Needed}$$

The above equation indicates that a total of 1,056 housing units will be needed in the City by June 30, 1994, in order to provide the desired "For Sale Vacancy Rates" and the desired "For Rent Vacancy Rates." The additional housing units required to achieve an "Ideal Vacancy Rate" are included in the quantified objectives for new construction.

SPECIAL HOUSING NEEDS

I. INTRODUCTION

The State Planning Law (Section 65583) requires cities to undertake an analysis of special housing needs, such as those of handicapped, elderly, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter. This section of the Housing Element will identify the special housing needs in the City of Calipatria and will quantify those needs.

II. EMERGENCY SHELTER NEEDS FOR HOMELESS PERSONS AND FAMILIES

Recent amendments to the State Planning Law now require that cities address the emergency housing needs of homeless persons and families. The City Planning Consultant contacted Social Service Agencies (Salvation Army, Catholic Community Services, the County Welfare Department) and the Calipatria Police Department to attempt to determine the number of homeless persons and families in Calipatria. The Calipatria Police Department has not observed any homeless families or individuals in the City. The Salvation Army is not aware of any homeless persons who reside in the City and Catholic Community Services is also not aware of any homeless problem in the City.

The County Welfare Department stated that there are no homeless families living in the City of Calipatria who receive welfare assistance. Homeless families with children are eligible for welfare assistance under the Aid to Families with Dependent Children Program (AFDC). These families would be classified as very low income families and would also be eligible to obtain assisted housing and/or Section 8 Rent Subsidy Assistance.

The Assisted Housing Program and the Section 8 Program are both administered

by the Imperial Valley Housing Authority. As previously stated in this document, the Imperial Valley Housing Authority has forty (40) assisted housing units in the City of Calipatria. The objective is to construct ninety (90) additional units. When and if implemented, the new assisted housing units should help address the future housing needs of any homeless families in the City by providing adequate shelter. The addition of the new assisted housing units is totally dependent upon adequate funding being available. As previously stated, there are currently (October 1991) no homeless families that have been identified as residing in the City.

In addition to the new assisted housing units, it should be noted that an objective of the Housing Program is to increase the utilization of HUD Section 8 Certificates to 150 by June 30, 1994. The increase in Section 8 Certificate Utilization should help address the long-term housing needs of future homeless families who are very low income. According to the Imperial Valley Housing Authority, as of October 1991, there were 24 families living in assisted housing units in the City and receiving AFDC welfare assistance. The County Welfare Department administers an emergency shelter program for AFDC eligible families that provides an immediate \$30 per day voucher for emergency shelter. This emergency shelter benefit can extend up to 30 days. The recipients use the \$30 per day emergency shelter benefit to obtain shelter in a hotel or motel. The emergency shelter benefit provides shelter for the eligible family until the family starts receiving regular AFDC welfare benefit checks. There is currently no motel or hotel located in the City of Calipatria. Therefore, the homeless family would have to obtain a motel room in Brawley or another City.

The current (October 1991) AFDC welfare benefit for a family of four (4) in Imperial County is \$791 per month. The County of Imperial does not operate a homeless shelter for families due to the fact there is an adequate number of hotel and/or motel rooms available to provide emergency shelter through the \$30 per day emergency shelter benefit. Motel rooms are available in Brawley for as little as \$25

per night.

The above analysis indicates that there is no need for a homeless shelter in Calipatria for families with children, due to the fact that the programs of the County Welfare Department adequately provide for emergency shelter for this group. However, the County Welfare Department does not have an emergency shelter program for homeless individuals and couples without children. These groups would have to find emergency shelter in facilities operated by social service agencies such as Salvation Army and Catholic Community Services. At the present time (October 1991), neither of these social services agencies operate emergency shelters in Calipatria. Neither of these social services agencies have plans to construct a homeless shelter in Calipatria during the planning period. The Salvation Army currently operates a homeless shelter in El Centro which essentially serves homeless people throughout the Imperial Valley. Catholic Community Services operates a homeless shelter for women and children in El Centro and a shelter for men in Calexico. These facilities of Catholic Community Services also serve people throughout the entire Imperial Valley, including Calipatria. National Guard Armories can also be made available for homeless individuals and families. The armories can be opened to the homeless when forecast nighttime temperatures are below 40 degrees. The closest armory to Calipatria is located in Brawley. In conclusion, since there is no identified homeless persons or families in the City of Calipatria, there is not an apparent need for a homeless shelter in the City during the planning period.

III. FARMWORKERS

The City of Calipatria is located in one of the most productive agricultural regions in the United States. Because of its location, there is a significant number of farmworkers residing in Calipatria. Most farmworkers earn relatively low wages, and thus they fall into the very low and low income categories. Most farmworkers

have annual incomes of \$10,000-\$13,000 per year according to data supplied by the State Employment Development Department. Because of their low incomes, most farmworkers are eligible for Section 8 Rent Subsidy Assistance, or they are eligible to reside in assisted housing units. The Farmers Home Administration also provides very low interest rate loans for eligible farmworker families.

During calendar year 1990, there was an average of 14,190 farmworkers per month working in Imperial County, according to the State Employment Department. Approximately 355 or 2.5% of these workers were estimated to reside in Calipatria. The majority of the farmworkers in Calipatria are of Hispanic descent and many of them are migrants. Migrant farmworkers reside in Calipatria for four to six months out of the year and move to other areas the remainder of the year. This situation creates a fluctuating demand for rental units with the highest demand occurring during the winter and spring months.

As previously stated in this document, there is an objective to construct 47 new housing units for the very low income households during the planning period. Many of these new assisted housing units will be occupied by farmworkers. Campesinos Unidos, Inc., a non-profit group primarily serving farmworkers, plans to construct additional single-family units during the planning period. Private developers are anticipated to construct at least 60 new low income apartments, and provide at least 15 manufactured homes for low income households during the planning period. These projects will probably be constructed under various programs of the Farmers Home Administration targeted for very low and low income families. Many of these new apartment units and manufactured homes will be rented to low and very low income farmworkers. It is anticipated that the quantified objectives for new construction, which are targeted toward very low and low income households, will adequately address the housing needs of farmworkers in Calipatria. In addition, the increase in Section 8 Rent Subsidy Certificate Utilization being projected during the planning period will further assist farmworker

families in finding adequate rental housing in Calipatria.

IV. LARGE FAMILIES

The City of Calipatria, because of its large Hispanic population, has a larger number of persons per household than other cities in the State. According to the 1990 Federal Census of population and housing for April 1, 1990, the City of Calipatria had 3.5 persons per household. This compares with a statewide average of only 2.79 persons per household as of April 1, 1990. As the above figures indicate, the City of Calipatria has a much larger average household size when compared to the State average. Many of the large families are Hispanic, farmworkers, and in the very low and low income categories. Campesinos Unidos, Inc. plans to construct over 20 new single family homes in Calipatria by June 30, 1994. These new homes would be constructed under the Farmers Home Administration Section 502 Self-Help Housing Program. The new homes would most likely be three, four or five bedroom units and would be able to serve the housing needs of large low income families. It is anticipated, therefore, that the housing needs of large, lower income families will be adequately addressed by the construction of the new self-help homes by Campesinos Unidos, Inc.

V. FIRST TIME HOME BUYERS

First time home buyers are generally young married couples with one or two children. This demographic group includes most low to moderate income families. Average home prices increased from \$22,200 in 1970 to \$51,200 in 1980. This represented over a 100% increase in housing costs in a ten-year period. During the period 1979-1982, mortgage interest rates increased more than 47% rising from an average of 9.4% to 15.6%. The mortgage interest rates in October 1991 were averaging 9% to 9-1/2%. The combination of increasing home prices and rising interest rates made it difficult for first time home buyers, particularly low income

families, to be able to afford a home. The City is currently encouraging development of new single-family homes in the \$65,000 to \$75,000 price range.

The City is also exploring financing options, such as mortgage revenue bonds, that would make it easier for first time home buyers to be able to buy a home. Home financing programs of the Farmers Home Administration (FmHA) provide attractive interest rates for eligible low income home buyers. It is anticipated that there will be a surge in FmHA funded new housing construction during the future in Calipatria. From 1992 to 1994, there should be approximately 20 single-family homes constructed under programs of the FmHA in Calipatria. The buyers of these homes should be mostly low income farmworkers of Hispanic heritage. New homes are currently being constructed in the City with a price range of \$78,000 to \$94,000. These homes have attractive FHA and VA Financing and are reasonably priced for moderate income first time home buyers. A total of 211 homes are currently planned for construction.

VI. ELDERLY HOUSEHOLDS

Elderly households are herein defined as households which include one or more persons age 65 and over. Elderly persons comprised 8% or 217 of the City's population in 1990. There is currently (October 1991) no Senior Citizen Housing Complex in the City of Calipatria. There is a need for a new Senior Citizen Housing Complex in the City. A significant percentage of the elderly households are elderly widows currently living in detached single family homes. Due to their age, many of these widows can no longer maintain their homes. It could be advantageous for many of these widows to live in a Senior Housing Apartment Complex. Therefore, a new apartment complex with at least 20 housing units will be needed during the planning period. The "Land Inventory of Suitable Sites" (pages 211-214) addresses the potential available sites for the construction of, at minimum, twenty (20) housing units for Elderly Households that will be needed during the planning period.

VII. HANDICAPPED HOUSEHOLDS

Handicapped households include persons with various types of disabilities. Many of these individuals are confined to wheelchairs and require housing units that have special wheelchair access. In addition to the wider doors and ramps required for wheelchair access, housing units for the handicapped also have special bathrooms and kitchens that provide for the needs of the handicapped persons.

The State Department of Rehabilitation estimates that in 1981 there were approximately 7,050 disabled persons living in Imperial County. These persons had disabilities as outlined below:

1981 CATEGORY OF DISABLED PERSONS IN IMPERIAL COUNTY

Blind	20
Deaf	50
Other Sensory (some hearing impairment)	150
Cardiovascular	1,105
Respiratory	750
Mentally Retarded	330
Alcohol/Drug	360
Emotional (Psychosis, Neurosis)	480
Muscular-Skeletal	2,670
Neurological	460
Other	<u>675</u>
TOTAL	<u>7,050</u>

In addition, in 1985 there were 1,567,500 persons in California with a work disability of some sort. Of these, 691,268, or approximately 44%, are currently in the labor force; the remaining 56% are not in the labor force. The Department of Rehabilitation does not have any current (October 1991) estimates for disabled persons in Calipatria. The state anticipates receiving new figures for disabled persons sometime during 1992.

The City of Calipatria enforces the handicapped accessibility and adaptability regulations contained in Title 24 of the California Administrative Code (State Building Code). This state regulation requires that a specified number of units be handicapped units on projects which consist of five or more housing units. The County Building Inspector ensures that all new projects which consist of five or more housing units comply with the state handicapped regulations. The state regulations ensure that approximately 10 new handicapped units will be constructed during the planning period for all income groups in the City of Calipatria. The construction of 10 new handicapped units during the planning period should satisfy the needs of handicapped households in the City. The "Land Inventory of Suitable Sites" (pages 211-214) addresses the potential available sites for the construction of ten (10) new handicapped units during the planning period.

VIII. FEMALE-HEADED HOUSEHOLDS

Female-headed households with dependent children are projected to continue to increase in number in Calipatria, reflecting state and national trends. The total numbers of female-headed households with and without dependent children are presented below for 1980 and 1990. There are approximately 83 female-headed households receiving AFDC welfare assistance in the City according to the County Welfare Department. This is approximately 99% of the total female-headed households with children. It is apparent from the statistics that most of the female-headed households with children are low income households. Most, if not all of these households, will need either Section 8 rent subsidy assistance or assisted public housing units. The quantified objectives contained in this document for new low income housing construction and for additional Section 8 certificate utilization, should adequately address the housing needs of low income female-headed households.

	<u>1980</u>	<u>1990</u>
<u>Female-Headed Households:</u>		
With Children	68	84
Without Children	<u>10</u>	<u>31</u>
TOTAL	<u>78</u>	<u>115</u>

IX. OVERCROWDED HOUSEHOLDS

Overcrowding is present at a much higher average rate in Calipatria (28%) than in California (12%) and the United States (5%). The U.S. Census Bureau defines overcrowding by tabulating the number of housing units occupied by over one person per room, not including kitchen and bathrooms. In 1990, there were 205 housing units in Calipatria that were classified as overcrowded by the U.S. Census Bureau. This included 93 owner occupied units and 112 renter occupied units. From the above outlined figures it can be seen that the City of Calipatria has over twice the incidence of overcrowding as the state as a whole and over 5 times the incidence of overcrowding when compared to the United States as a whole. Therefore, there is a definite need for larger housing units with more bedrooms. It appears that more 4 and 5 bedroom homes need to be constructed during the planning period. The "Land Inventory of Suitable Sites" (Pages 211-214) addresses the potential available sites for the construction of more 4 and 5 bedroom homes that will be needed during the planning period to overcome the issue of overcrowding.

X. SUMMARY OF SPECIAL HOUSING NEEDS SECTION

In summary, the special housing needs groups in Calipatria primarily consist of low-income Hispanic families, who are overcrowded because of large family size; female-headed households, who lack sufficient income, and are dependent on assisted housing or Section 8 rent assistance; and all low to moderate income

families who cannot buy or rent adequate housing because of the lack of suitable housing supply at reasonable prices. In addition, many lower income renters in Calipatria rent out of necessity, not by choice, because of the lack of new housing construction at affordable prices. The "Land Inventory of Suitable Sites" (pages 211-214) addresses the potential sites available to address the special housing needs as described previously.

GOVERNMENTAL CONSTRAINTS AFFECTING HOUSING

I. INTRODUCTION

The State Planning Law (Section 65583) requires Cities to undertake an analysis of potential and actual governmental constraints upon the development, improvement and maintenance of housing for all income levels. This analysis must include such items as land use controls and zoning, building codes and their enforcement and subdivision improvement requirements.

Cities have an affect on the cost of housing according to the level of off-site improvements required to be constructed by subdividers as outlined in the City's Subdivision Ordinance. In addition, other fees not levied by the City, such as school impact fees, also affect the cost and availability of housing. This section of the Housing Element will include an analysis of development constraints that can be remedied by the City, and it will also include an analysis of constraints on housing caused by other government entities.

II. CITY DEVELOPMENT CONSTRAINTS

The City Council of the City of Calipatria is actively encouraging residential development in the City. The City Staff and Planning Commission make every reasonable effort to expedite projects through to approval. The lack of adequate infrastructure in some areas of the City and a limited number of potential development sites could be a constraint to future new development. Some areas of the City have deteriorating streets that lack curbs and gutters. There is a need to upgrade existing water and sewer mains in some areas of the City. Inadequate water and sewer mains could constrain development of larger scale residential projects in some areas. The lack of a sufficient number of development sites could constrain development of new housing.

III. GOVERNMENTAL DEVELOPMENT CONSTRAINTS

A. Potential Constraints

1. The City of Calipatria has adopted certain development impact fees. These fees total \$1,400 for a single family home and include police, fire and sewer fees. These fees could constrain the production of low income housing because they will be added to the housing cost.
2. The City's minimum lot size for a residential single family subdivision is 6,000 square feet. This lot size could constrain the development of low income subdivisions. The City may need to reduce the minimum lot size in order that more lots can be obtained from a given parcel of land.
3. Presently, the City's Zoning Ordinance does not contain a Mobile Home Park or Mobile Home Subdivision Zoning District. These zones should be added to the Zoning Ordinance. The lack of these zoning districts could be constraining the development of mobile home parks and mobile home subdivisions.
4. Presently, the City's Zoning Ordinance does not mention manufactured housing as being a permitted use in the R-2, R-3 or R-4 residential zones. State law requires that the City allow mobile homes in the R-1 Zone. By amending the Zoning Ordinance to allow mobile homes in all residential zones, the City could remove possible constraints on the supply of manufactured housing.
5. The supply of affordable and available raw vacant land for housing development is currently limited in the City of Calipatria. This factor

could be constraining the production of all types of housing.

6. The Calipatria Unified School District currently charges \$1.58 per square foot for developer impact fees. These impact fees are added directly to the price of a new home, mobile home or apartment. These fees could be constraining the production of affordable housing.
7. The City of Calipatria has adopted the Uniform Building Code. The City, through an agreement with the County of Imperial, enforces the minimum requirements contained in the UBC. The building permit fees charged are those contained in the Code. Since the building permit fee costs for new housing construction are considerable, the cost of housing is affected by the amount of the building permit fees charged by the County. The building permit fees, therefore, could be affecting the supply and production of new low cost housing for lower income households. In addition, building permit fees could be affecting the decision of existing low income households to not remodel or improve their existing residences.
8. Funding at the Federal and State level for assisted low income housing has been steadily decreasing over the last several years. Unless funding levels are increased substantially in the future for Imperial County, the objectives for low income housing construction will probably not be met. Lack of funding could be constraining the production of low income housing.
9. The completion of substantial numbers of single family and multiple family housing rehabilitation projects will be potentially constrained during the planning period due to decreased funding levels for

housing rehabilitation under the Small Cities Community Development Block Grant Program.

B. Actual Constraints

1. There are currently some areas in the City that have inadequate remaining capacity in the existing sewer main lines to allow development of new housing at the densities allowed by the Zoning Ordinance. Therefore, in some areas of the City, new housing development at higher densities is restricted until new sewer lines are installed.
2. Development in some areas of the City is constrained by the lack of adequate water mains to provide water service. Therefore, in some areas of the City, new development cannot occur until adequate water line facilities are provided.

IV. ELIMINATION OF POTENTIAL GOVERNMENTAL DEVELOPMENT CONSTRAINTS

The potential governmental development constraints identified above could possibly be eliminated as outlined below:

A. Developer Impact Fees and Exactions:

In order to encourage production of new housing for persons of low income, the City could consider reducing development fees for developers of low income housing. The reduction in development fees could be an important incentive for developers of low income housing.

B. Restriction of Manufactured Homes:

The City could revise its Zoning Ordinance to allow manufactured housing in the R-2, R-3 and R-4 Multiple Family Residential Zones. This could result in a significant increase in the number of manufactured homes (mobile homes) placed in the City. Since most manufactured home buyers are in the low to moderate income range, this zoning amendment could substantially increase the potential housing opportunities for these income groups.

C. Lack of Sufficient Developable Raw Land:

In order to increase the supply of affordable, developable raw land, the City should initiate additional annexations of land into the City.

D. Building Permit and Plan Check Fees:

An ordinance could be adopted by the City Council which would reduce building permit fees charged for construction of low income housing. This could provide an incentive to developers to construct low-income single-family and multiple-family housing units.

E. School Impact Fees:

The City could pass a resolution encouraging the Calipatria Unified School District to lower the School Impact Fees for new low-income housing construction or for low-income households desiring to enlarge or remodel their homes to alleviate overcrowding.

F. Minimum Lot Size:

The City could revise the Zoning Ordinance to lower the minimum lot size in the R-1 Zone to 5,000 square feet. The lower lot size minimum should reduce the cost of lower income housing.

G. Mobile Home Park Zoning Ordinance:

The City could revise the Zoning Ordinance to add a mobile home subdivision and Mobile Home Park Zoning District. This should encourage the construction of additional mobile home developments.

V. **ELIMINATION OF ACTUAL GOVERNMENTAL DEVELOPMENT CONSTRAINTS**

Actual governmental development constraints can be eliminated as outlined below:

A. Areas with Inadequate Sewer Capacity:

The City could prepare a sewer master plan to enable the City Council to identify those areas of the City which have inadequate remaining capacity in the sewer mains. A capital improvement program can then be established to correct the identified deficiencies.

B. Areas with Inadequate Water Service:

The City can prepare a water master plan to enable the City Council to identify those areas of the City which have inadequate water lines and inadequate water pressures. A capital improvement program can then be developed to correct the identified deficiencies.

NONGOVERNMENTAL CONSTRAINTS AFFECTING HOUSING

I. INTRODUCTION

The City is required by State Planning Law (Government Code Section 65583) to analyze potential and actual nongovernmental constraints upon the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. This section of the Housing Element will comply with this requirement through an analysis of the above factors.

II. POTENTIAL NONGOVERNMENTAL CONSTRAINTS

A. Availability and Affordability of Financing

The ability of a potential homeowner to obtain affordable mortgage financing is an item of great importance to not only the potential home buyer but also to the City. Fortunately, over the last several years, mortgage rates have been relatively affordable and available to a large segment of the population. The City of Calipatria has one local bank, Borrego Springs Bank. As of October 1, 1991, this bank was offering conventional variable rate mortgages at 9% for a 15 year term and at 9.5% for a 30 year term. Another local Imperial Valley bank, Valley Independent Bank, is very active in financing construction loans and other loans in Calipatria. New home loans with FHA and VA guarantees are currently being made at 8.5% interest for a 30 year fixed rate loan.

These levels of interest rates are low enough to enable a large percentage of moderate and upper income home buyers to qualify for home purchase loans. However, for persons in the lower income range, the current

mortgage interest rates of 8.5% to 9.5% are still too high and have the potential of preventing lower income households from being able to qualify for a conventional home financing loan. In many cases, the lower income households must turn to federally subsidized mortgages, such as the Farmers Home Administration (FmHA) Section 502 Program. This program can provide federal subsidy of single-family home loans to bring the effective interest rate down to as low as 1%.

In some cases, when the interest rate exceeds approximately 12%, moderate and upper income households could be affected. Some of these households may not be able to qualify for home finance loans. High interest rates, therefore, have the potential for affecting the affordability of housing for all income groups.

B. Price of Land

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential nongovernmental constraint. The higher the raw land cost, the higher the price of a new home will be. Developers, therefore, will normally seek to obtain City approval for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements (streets, water lines, etc.) over the maximum number of lots. The price of raw land does not appear to be constraining new home construction in Calipatria at the present time (September 1991). However, if land costs were to rise significantly, housing production could potentially be affected.

C. Cost of Production

The costs of labor and materials, obviously, have a direct impact on the cost

of housing and are the main components of housing cost. The cost of residential construction varies greatly depending upon the quality and size of the home being constructed. Custom homes, with upgraded materials, appliances, and high quality finish work, normally have a cost range of \$75 - \$85 per square foot. New low-cost single family residences can be constructed in Calipatria for \$35 per square foot. New middle-income single family housing can be constructed for \$45 - \$50 per square foot. The cost of construction basically includes labor and materials needed to construct a home. Additionally, the costs associated with building permits and other fees, such as sewer connection fees, are also a component cost of construction.

The City of Calipatria and Imperial County are fortunate in that labor costs for construction workers are somewhat less than in other areas of the State. Material costs in the City of Calipatria are generally the same as other areas in Southern California but may be slightly higher because of increased transportation costs. According to building information supplied by the International Conference of Building Officials, the costs of construction in Imperial County is 96% of the costs of construction in Los Angeles. The slightly lower construction costs in Calipatria can be attributed primarily to slightly lower labor costs, as was previously stated. At the present time (September 1991), the construction costs in Calipatria appear to be affordable and reasonable for builders and contractors. However, if labor costs were to increase substantially, the cost of construction in Calipatria could rise to a level which would impact the construction of new housing. Increased construction costs, therefore, have the potential for constraining new housing construction.

D. Availability of Qualified Contractors

Due to the limited number of general contractors working in the City of Calipatria, some housing projects may be delayed due to a lack of sufficient competition from qualified contractors. This has the potential to affect the completion of some housing projects during the planning period.

ACTUAL NONGOVERNMENTAL CONSTRAINTS

At the present time (September 1991), no actual nongovernmental constraints to housing production can be identified. There is currently a single family housing developer building new single family homes in the City. Sales of these homes appear to be going quite well. In addition, a San Diego apartment developer has submitted plans for a major new apartment complex. Campesinos Unidos, Inc., a non-profit corporation, is presently planning to build new single family homes on various sites throughout the City under the FmHA Self-Help Housing Program. Other residential developers throughout Southern California have expressed an interest in building new homes in Calipatria.

Therefore, there is currently adequate developable land available, financing can be obtained throughout the City at reasonable interest rates, and construction costs are somewhat less than in other areas of the State.

HOUSING PROGRAM IMPLEMENTATION

I. INTRODUCTION

The City of Calipatria is required by Section 65583 of the State Planning Law to develop a housing program. The housing program sets forth a plan of actions the City is undertaking, or intends to undertake, to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, through the provision of regulatory concessions and incentives, and through the utilization of appropriate federal and state financing and subsidy programs when available. This section will comply with the intent of the above state requirements.

HOUSING PROGRAM IMPLEMENTATION ACTIONS

<u>Activity/Action</u>	<u>Time Frame</u>	<u>Responsible Official</u>
1. Small Cities Community Develop- ment Block Grant (CDBG) Program	Apply Annually (starting in 1992 through 1994) for \$500,000 in Funding	City Clerk
<u>Description:</u>	Provides funds for rehabilitation of existing homes, infrastructure improvements, and economic development. The City will use the CDBG funds for all eligible activities as authorized by law. It is estimated that up to 25 houses can be rehabilitated per year beginning with the 1992 grant.	

HOUSING PROGRAM IMPLEMENTATION ACTIONS (continued)

- | | <u>Activity/Action</u> | <u>Time Frame</u> | <u>Responsible Official</u> |
|----|--|-------------------|---------------------------------|
| 2. | Revision of Zoning Ordinance to allow manufactured homes in the R-2, R-3, and R-4 residential zones. | By February 1992 | Chairman of Planning Commission |

Description: Revision of Zoning Ordinance to allow manufactured homes and mobile homes in the R-2, R-3, and R-4 residential zones with a CUP to integrate manufactured housing for the City's low to moderate income families into residential neighborhoods. Mobile homes are already permitted in the R-1 and R-1A zones.

- | | | | |
|----|--|--------------------------------------|--|
| 3. | Community Redevelopment Agency Low Interest Rate Loan Program to developers of new low-income housing. | By July 1992 and Annually Thereafter | Executive Director of Redevelopment Agency |
|----|--|--------------------------------------|--|

Description: Use of tax increment revenue to provide below market rate interest loans to developers of new housing for persons of low income, including elderly households. The City is required by state law to set aside 20% of redevelopment agency revenue for low income housing needs. The City formed the Redevelopment Agency on July 23, 1991. The City estimates that the 20% set aside of redevelopment agency revenue will amount to \$7,500 per year for the remaining planning period, which is through 1994.

HOUSING PROGRAM IMPLEMENTATION ACTIONS (continued)

<u>Activity/Action</u>	<u>Time Frame</u>	<u>Responsible Official</u>
4. Density Bonus Program for developers of new low income housing.	By June 1992	City Planner
<u>Description:</u> Revision of the Zoning Ordinance to allow a density bonus of 25% to developers willing to construct new housing for persons of low income.		
5. Use of CDBG Program income monies for housing rehabilitation.	Annually (projects carried throughout the year)	City Clerk
<u>Description:</u> Use of CDBG program income funds for additional housing rehabilitation projects benefitting low income households.		
6. HUD 312 Loan Program for low income households.	Apply Annually for Maximum Amount of HUD 312 Funds	City Clerk
<u>Description:</u> The City will apply annually for HUD 312 funding to provide low interest loans for low income eligible households.		
7. HUD Section 8 Rent Subsidy Assistance Program	When requested by the Housing Authority	City Clerk and City Planner
<u>Description:</u> HUD Section 8 rent subsidy assistance for low income households administered by the Imperial Valley Housing Authority. The City will support and assist the IVHA in their application to HUD for increased Section 8 unit allocations for Calipatria.		

HOUSING PROGRAM IMPLEMENTATION ACTIONS (continued)

<u>Activity/Action</u>	<u>Time Frame</u>	<u>Responsible Official</u>
8. Community Redevelopment Agency Land Write Down Program	Ongoing Annual Program	Executive Director of Redevelopment Agency
<u>Description:</u> Land write downs for developers of new low to moderate income housing and new elderly housing. This program provides an incentive to developers to develop new housing projects within the Redevelopment Project Area. The City sold 45 acres of City-owned property to a developer at a below-market rate for development of up to 211 moderate income houses. Approximately 50 houses are under construction as of the end of 1991 and completion is anticipated on being complete around May 1992.		
9. Assisted Housing Construction Program	When requested by developers or Campesinos Unidos	City Clerk
<u>Description:</u> Construction of new assisted housing units by Campesinos Unidos and other developers of low income housing. The City will provide support for obtaining FmHA Funds. The City Council will pass a resolution officially supporting Campesinos Unidos, Inc.'s application for FmHA Funding. Campesinos Unidos, Inc. has committed to construct affordable housing as described in the Housing Element. The City anticipates that this organization will construct approximately 6-10 low-income houses during the 1992-1993 period and 6-10 houses in the 1993-1994 period.		
10. Developer impact fees and exactions	Annually (projects carried throughout year)	City Council (to be approved per development)
<u>Description:</u> Encouragement of reduction in developer impact fees and exactions. In order to encourage production of new housing for persons of low income, the City could consider reducing development fees for developers of low-income housing. The reduction in development fees could be an important incentive for developers of low-income housing.		

HOUSING PROGRAM IMPLEMENTATION ACTIONS (continued)

<u>Activity/Action</u>	<u>Time Frame</u>	<u>Responsible Official</u>
11. Lack of sufficient developable raw land	Ongoing Annual Program	City Council (to be approved per area)
<u>Description:</u>	Initiation of additional annexations of land into the City. In order to increase the supply of affordable, developable raw land, the City should initiate additional annexations of land into the City.	
12. Building Permit and Plan Check Fees	By 1992	City Council
<u>Description:</u>	An ordinance could be adopted by the City Council which would reduce building permit fees charged for construction of low income housing. This could provide an incentive to developers to construct low-income single-family and multiple-family housing units.	
13. School Impact Fees	By 1992	City Council
<u>Description:</u>	The City could pass a resolution encouraging the Calipatria Unified School District to lower the School Impact Fees for new low-income housing construction or for low-income households desiring to enlarge or remodel their homes to alleviate overcrowding.	
14. Minimize Lot Size	By 1992	City Council
<u>Description:</u>	The City could revise the Zoning Ordinance to lower the minimum lot size in the R-1 Zone to 5,000 square feet. The lowered minimum lot size should reduce the cost of lower income housing.	

HOUSING PROGRAM IMPLEMENTATION ACTIONS (continued)

<u>Activity/Action</u>	<u>Time Frame</u>	<u>Responsible Official</u>
15. Mobile Home Park Zoning Ordinance	By 1992	City Council
<u>Description:</u>	The City could revise the Zoning Ordinance to add a mobile home subdivision and Mobile Home Park Zoning District. This should encourage the construction of additional mobile home developments.	

GENERAL PLAN CONSISTENCY

I. INTRODUCTION

Section 65583(c) of the State Planning Law requires that the Housing Element describe "... the means by which consistency will be achieved with other General Plan Elements and community goals." This section of the Housing Element will comply with the state law requirements by outlining the methods used by the City to ensure General Plan consistency. The Housing Element is one of the seven mandatory General Plan elements, and it must, therefore, be developed in conjunction with the other General Plan elements. The General Plan element which has the greatest affect on housing, other than the Housing Element, is the Land Use Element.

II. CONSISTENCY WITH GENERAL PLAN LAND USE ELEMENT

The General Plan Land Use Element contains specific goals, objectives, and policies which are consistent with the goals, policies and quantified objectives of the Housing Element. The adopted Land Use Element contains the following goals, objectives, and policies which encourage and support the production of affordable housing:

Goal 1

Encourage new residential development and the construction of a variety of housing types to meet the needs of all existing and future Calipatria residents.

Objective 1

Achieve a variety of housing types and range of prices/rents in the

City.

Policies:

1. Promote residential developments of all types through appropriate zoning policies.
2. Maintain a site plan review process which allows the City flexibility in establishing residential densities and housing types for individual projects.

Objective 2

Ensure that sufficient land is available to meet future housing needs.

Policies:

1. Maintain a minimum five-year reserve of vacant residential land.
2. Use the site plan review process to ensure the most efficient use of residential land.

Objective 3

Ensure that new residential development is allowed at densities appropriate to meet the 14,000 urban area population by the year 2015.

Goal 2

Encourage economical residential project design by not imposing unreasonable conditions on the residential developer.

Objective 1

Set reasonable standards for open space, lot size, minimum lot area per unit, lot coverage, building bulk, parking and other site design considerations. Review these standards at least every three years.

Goal 3

Provide designated areas, both in and out of mobile home parks, suitable for the location of single-wide mobile homes, thereby increasing the potential supply of affordable housing in the City.

Objective 1

Develop a mobile home subdivision zone and a mobile home park zone, and add these Zoning Districts to the Zoning Ordinance.

Goal 4

Increase incentives for housing maintenance and the production of housing in infill areas through public economic incentives (waiver of fees, etc.).

Objective 1

Encourage the upgrading of inner-city older residential areas through programs of the Community Redevelopment Agency.

Policies:

1. Implement a land write down program to reduce development costs for new developments to be located in older and/or blighted neighborhoods.
2. Use funds set aside by the Redevelopment Agency to

rehabilitate existing deteriorated housing or to help fund new lower income developments.

Objective 2

Develop and adopt a Zoning Ordinance Revision which allows for attached single family homes with smaller lots and a zero lot line development concept.

Policies:

1. Identify infill sites for new construction in the Housing Element which are suitable for zero lot line development.

Goal 5

Provide an adequate mix of high and low density residential land uses to house people of all socioeconomic levels, while maintaining a balanced community.

Objective 1

Designate appropriate areas on the General Plan Land Use Map for multiple family projects.

An analysis of the above-listed goals, objectives, and policies of the Land Use Element clearly show that the Land Use Element promotes the construction of new affordable housing units of various types, for all income levels. The Land Use Element also promotes the efficient use of land thereby ensuring the maximum utilization of existing City infrastructure facilities, such as streets, water and sewer mains, etc.

III. CONSISTENCY WITH ZONING ORDINANCE

The Zoning Ordinance, which includes a text and map, implements the General Plan Land Use Element and is consistent with the General Plan Land Use Element. The Zoning Ordinance allows residential densities for all housing types which support and implement the quantified objectives contained in the Housing Element.

IV. SUMMARY

The City of Calipatria General Plan Elements were revised in 1991. Since the revision took place simultaneously for all seven mandatory elements, the maintenance of consistency within and between the various elements was a top priority. Particular attention was paid to the compatibility of the Land Use and Housing Elements. The entire General Plan promotes the construction of affordable housing which can provide shelter for all low to moderate income families. The General Plan recognizes the importance of the manufactured home or mobile home for the affordability that this type of housing provides, especially for lower income households. New zoning districts developed specifically for mobile homes will be added to the zoning ordinance to encourage development of mobile home projects.

ENERGY CONSERVATION OPPORTUNITIES AND TECHNIQUES

I. INTRODUCTION

Section 65583(a)(7) of the State Planning Law requires the City to include an analysis of opportunities for energy conservation with respect to residential dwelling units in its Housing Element. Energy conservation is in the interest of the City, State and Federal Governments. By conserving energy, particularly electricity, the nation will become less dependent on foreign oil sources. The City of Calipatria, through the County Building Inspector, enforces the State Energy Conservation Requirements for residential structures. When builders submit residential building plans for plan checking, the building inspector reviews the energy calculations to ensure compliance with State Law. In addition, when site plans are submitted to the Planning Commission for approval, building elevation plans and landscaping plans are often reviewed and approved in a manner which requires decreases in the amount of sun exposure to window areas. This is accomplished by appropriate building orientation and by shading of window areas which are exposed to the sun.

II. ENERGY CONSERVATION OPPORTUNITIES AND TECHNIQUES

- A. Use of construction materials such as dual thermo-pane windows, R-30 insulation, and solid core exterior doors which prevent excessive heat transfer from exterior areas to interior areas of residential units.
- B. Use of heat pump air conditioning and heating units with adequate capacity for the unit being served.
- C. Use of trees, shrubs and vines in such a manner as to shade window areas of dwelling units and use of grass and other ground cover which will reflect heat and not absorb heat.

- D. Orientation of residential structures to minimize exposure of window areas to sunlight during the summer months.
- E. Use of solar energy systems to provide needed energy for water heaters and small appliances.
- F. Insulation of water heaters to prevent heat loss.
- G. Adjustment of heat control on water heaters to minimum heat position when on vacation or out of the house for extended periods of time.
- H. Setting of air conditioner thermostat to 80 degrees and above during the summer months.
- I. Use of natural gas appliances in homes whenever possible because natural gas is more efficient and less costly than electricity.
- J. Minimize paved surfaces on residential lots in order to reduce heat absorption.
- K. Turning off of air conditioning when on vacation or when out of the home for extended periods of time.

III. SUMMARY OF ENERGY CONSERVATION OPPORTUNITIES AND TECHNIQUES

The above-listed techniques can make residences much more energy efficient. The City of Calipatria, being located in the Sunbelt, is in a unique position to make full use of solar energy, thereby reducing dependence on conventional energy sources. The City is also fortunate in that the supply of natural gas is abundant and relatively inexpensive compared to other energy sources.

MANUFACTURED HOUSING (MOBILE HOMES)

I. INTRODUCTION

This section discusses manufactured housing (mobile homes) as a housing alternative in the City of Calipatria. Manufactured homes are very important in that they provide suitable, alternative housing for lower income families who would not be able to afford the cost of a conventional site-built house. Mobile homes and manufactured housing constructed since 1975 must comply with building codes relating to structure, electrical, and plumbing systems, according to State and Federal (HUD) regulations. The mobile homes and manufactured housing currently being constructed provide essentially the same safety features and livability as a site-built house. The 1991 Housing Element anticipates a need for 29 new manufactured homes in the City by June 30, 1994. Of these 29 units, 25 are designated as being needed for low to moderate income families. Since manufactured housing is projected to be needed in Calipatria during the planning period, adequate sites must be made available for mobile homes and manufactured housing. Potential mobile home development sites are identified in this document.

II. ACCESSIBLE SITES FOR MANUFACTURED HOUSING (MOBILE HOMES)

As stated above, in order for the City to meet the quantified objective for manufactured housing as contained in this document, adequate sites in residential areas must be available. State law, specifically Section 65852.3 of the Government Code, states that the City must allow mobile homes (manufactured housing) to be placed on a foundation system on lots zoned for single-family residential dwellings (R-1 Zone), if the unit is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et. seq.). The City of Calipatria must fully comply with State law requirements relating to the placement of manufactured housing (mobile homes) on lots zoned for single-family

residences (R-1 Single-Family Residential Zoning District). In addition, the City may wish to revise the Zoning Ordinance to enable mobile homes to be located in other residential Zoning districts, (R-2, R-3, and R-4 Zones). This would greatly increase the number of potential mobile home sites in the City. The City can also revise the Zoning Ordinance to include a Mobile Home Subdivision and Mobile Home Park Zoning District. The intention of the Mobile Home Subdivision Zone would be to provide individual lots to be sold to mobile home buyers. The Mobile Home Subdivision Development would be essentially identical to a conventional single family home neighborhood. The Mobile Home Park Development concept, wherein one operator owns the entire facility, would be appropriate for mobile home buyers who do not wish to own their own lots, but would rather rent or lease a space in a developed facility with common amenities, such as a clubhouse and swimming pool. By including the above listed Mobile Home Zoning Districts in the Zoning Ordinance, the City will encourage development of projects specifically designed for location of mobile homes.

IMPACT OF NEW STATE PRISON ON HOUSING

I. INTRODUCTION

The State of California has made the decision to construct a new maximum security prison in the Calipatria area. The new state prison is essentially completely constructed as of this date (October 1991). It is anticipated by the State Department of Corrections that prisoners will be moved into the facility starting in January 1992. The prison will ultimately house approximately 4,000 inmates. The prison is projected to employ up to 1,362 persons. The construction and operation of the new prison will create an immediate demand for new housing units in the City of Calipatria.

The prison development site area will be approximately 300 acres in size, with an additional 50 acres used as a clear zone surrounding the developed area. A firing range, wastewater treatment facility, and a water supply facility will be located outside the developed area. The remaining undeveloped portions of the site will ultimately remain in agriculture.

II. ANALYSIS OF IMPACT ON HOUSING IN CALIPATRIA

According to the environmental impact report prepared for the State Department of Corrections by WESTEC Services, the construction and operation of the prison will create a demand for up to 68 additional housing units in the City. Of these, 41 are apartment units and 27 are single family detached homes. Approximately 37 percent (37%) of the prison employees are unmarried and about 60 percent (60%) rent their residences, according to the prison EIR. The average prison employee salary is \$34,000 annually (1991), which is considerably higher than the Imperial County average. The EIR concludes that, on the average, the prison

employees will prefer good quality rental units in urban locations which have a wide selection of amenities and activities. Some of the married employees, especially those with children, will most likely prefer to reside in a single-family home.

The objectives for new housing construction contained in this document provide quantified objectives to satisfy the demands for new housing generated by the construction of the Calipatria State Prison. Due to the short time frame for staffing and filling the prison to capacity, a significant amount of housing will need to be constructed within an approximate 2 year period after the prison becomes operational. The City currently has sufficient excess water and sewer capacity in most areas of the City to support an accelerated rate of growth during the planning period. Therefore, it is not anticipated that there will be a problem in supplying the needed Housing for prison employees.

EXISTING HOUSING CONDITIONS

I. INTRODUCTION

On January 23, 1990, the City of Calipatria received a \$30,000 planning and technical assistance grant from the State Department of Housing and Community Development. The purpose of this grant was to fund a Housing Condition Survey. The City subsequently contracted with the Imperial Valley Housing Authority (IVHA) to complete this study. The Imperial Valley Housing Authority, on January 4, 1991, retained the consulting firm of Laurin and Associates to undertake and complete the study.

During the week of January 14, 1991, employees of Laurin Associates visited the City of Calipatria. Based on boundaries presented on maps provided by both the IVHA and the City of Calipatria, Laurin Associates walked every street in the incorporated City and noted each residence on a separate form.

II. HOUSING CONDITION SURVEY METHODOLOGY

Laurin and Associates developed a point rating system for rating the condition of the housing stock in Calipatria. This rating system was accepted by the State Department of Housing and Community Development. The rating system included all aspects of the building. The building foundation, roofing, siding, windows, and doors are rated by a numerical point system as follows:

A. Foundation

Points

0	Does not need repair
15	Needs partial foundation
25	Needs complete foundation

B. Roofing

Points

- 0 Does not need repair
- 5 Needs patching
- 10 Needs structural repair
- 15 Needs replacement and re-roofing

C. Siding

Points

- 0 Does not need repair
- 3 Needs painting
- 5 Needs to be patched and repainted
- 10 Must be replaced and painted

D. Windows

Points

- 0 Does not need repair
- 5 In need of repair
- 10 In need of replacement

E. Doors

Points

- 0 Does not need repair
- 1 Repainting needed
- 3 Replacement needed

The points for each housing unit are then totaled and the unit is rated as follows:

Sound	9 or less	Substantial	40 - 55
Minor	10 - 15	Dilapidated	56 and over
Moderate	16 - 39		

To facilitate the Survey and for easy identification of specific (target) areas with definable housing problems, the City of Calipatria was divided into six housing areas. Major streets and highways and current incorporated boundaries were used to define the areas, which are as follows and as noted on Exhibit 1.

AREA A

The northwest section of the City, bounded on the NORTH by North Road and City boundaries; on the SOUTH by Main Street (State Highway 115); on the EAST by Sorenson Avenue (State Highway 111) and on the WEST by Lyerly Road and City boundaries.

AREA B

The southwest section of the City, bounded on the NORTH by Main Street (State Highway 115); on the SOUTH by Bowles Road and City boundaries; on the EAST by Sorenson Avenue (State Highway 111); and on the WEST by Lyerly Road and City boundaries.

AREA C

The northcentral section of the City, bounded on the NORTH by North Road and City boundaries; on the SOUTH by Main Street (State Highway 115); on the EAST by Railroad Avenue; and on the WEST by Sorenson Avenue (State Highway 111).

AREA D

The southeasterly section of the City, bounded on the NORTH by Main Street (State Highway 115); on the SOUTH by Bowles Road and City boundaries; on the EAST by Railroad Avenue; and on the WEST by Sorenson Avenue (State Highway 111).

AREA E

The northeast section of the City, bounded on the NORTH by North Road and the City boundary; on the SOUTH by Main Street (State Highway 115); on the EAST by East Avenue; and on the WEST by Industrial Avenue.

AREA F

The southeast section of the City; bounded on the NORTH by Main Street (State Highway 115); on the SOUTH by Bowles Road and City boundaries; on the EAST by East Avenue; and on the WEST by Industrial Avenue.

III. HOUSING COUNT AND CONDITION SURVEY SUMMARY

Housing Count:

A total of 730 housing units were located within the incorporated boundaries of the City of Calipatria. Of that number, 80 percent are single family homes; with the second highest category being projects with five or more units. These findings are similar to the counts found in the 1980 Census. The difference is that the survey completed in January 1991 is an actual count of all units and Census data for housing units is based on estimates. Figures for the 1990 Census will not be available until early 1992.

HOUSING UNITS BY TYPE CITY OF CALIPATRIA - JANUARY 1991

<u>Unit Type</u>	<u>Number</u>	<u>Percent</u>	<u>Number Occupied</u>
Single Family	585	80.1%	571
2 - 4 Units	51	7.0%	51
5 or More Units	75	10.3%	75
Mobile Homes	<u>19</u>	<u>2.6%</u>	<u>15</u>
TOTAL	<u>730</u>	<u>100%</u>	<u>712</u>

Housing Condition:

Almost 63 percent of all housing units in the City of Calipatria are in sound or good condition. About 25 percent need minor or moderate repair, with the largest category of repair being roofing and siding patching. Only 86 homes (about five percent) are in need of substantial repair or are dilapidated. A majority of these are older "cabin" style units and the cost to repair them would equal or exceed the replacement cost. Below is a Summary of housing condition by target area.

HOUSING CONDITION SUMMARY

CITY OF CALIPATRIA - JANUARY 1991

<u>CONDITION</u>	<u>AREA A</u>		<u>AREA B</u>		<u>AREA C</u>	
	<u>No</u>	<u>Percent</u>	<u>No</u>	<u>Percent</u>	<u>No</u>	<u>Percent</u>
Sound	73	72.0%	138	55.2%	100	70.0%
Minor	3	3.0%	39	15.6%	14	9.8%
Moderate	13	13.0%	56	22.4%	10	7.0%
Substantial	10	10.0%	9	3.6%	18	12.6%
Dilapidated	<u>2</u>	2.0%	<u>8</u>	3.2%	<u>1</u>	.6%
TOTALS	<u>101</u>		<u>250</u>		<u>143</u>	

HOUSING CONDITION SUMMARY (Continued)

CITY OF CALIPATRIA - JANUARY 1991

<u>CONDITION</u>	<u>AREA D</u>		<u>AREA E</u>		<u>AREA F</u>		<u>TOTAL OF AREAS</u>	
	<u>No.</u>	<u>Percent</u>	<u>No.</u>	<u>Percent</u>	<u>No.</u>	<u>Percent</u>	<u>No.</u>	<u>Percent</u>
Sound	69	67.0%	55	79.7%	23	35.9%	458	62.7%
Minor	10	9.7%	4	5.8%	0	0%	70	9.6%
Moderate	20	19.4%	0	0	17	26.6%	116	15.9%
Substantial	0	0	4	5.8%	10	15.6%	51	7.0%
Dilapidated	<u>4</u>	3.9%	<u>6</u>	8.7%	<u>14</u>	21.9%	<u>35</u>	<u>4.8%</u>
TOTALS	<u>103</u>		<u>69</u>		<u>64</u>		<u>730</u>	<u>100%</u>

IV. AREA SPECIFIC HOUSING CONDITIONS AND RECOMMENDATIONS

A. Area "A"

AREA A is located in the northwest corner of the City of Calipatria. It is bounded on the NORTH by North road, on the SOUTH by Main Street, on the EAST by Sorenson Avenue, and on the WEST by Lyerly Road.

The area contains a mix of residential and public uses with the City Airport occupying the western portion and City Offices located along Main Street.

There are eight units of multi-family housing in two four-plexes which vary in condition from sound to minor repair needed.

There are 101 units in AREA A with conditions as follows:

Sound	73 units	=	72.0%
Minor Repair Needed	3 units	=	3.0%
Moderate Repair Needed	13 units	=	13.0%
Substantial Repair Needed	10 units	=	10.0%
Dilapidated	<u>2 units</u>	=	<u>2.0%</u>
TOTAL	<u>101 units</u>		<u>100%</u>

Recommendation:

This area does not have a sufficient number of homes requiring repair to take advantage of a rehabilitation program.

B. AREA "B"

AREA B is located in the southwest corner of the City of Calipatria. It is bounded on the NORTH by Main Street, on the SOUTH by Bowles Road, on the EAST by Sorenson Avenue, and on the WEST by Lyerly Road.

The area contains a mix of residential, public uses, and open space, a portion of which may be under cultivation. The primary public uses are schools, located along Main Street.

There are 65 units of multi-family housing, including a new 32 unit Farmers Home Administration Rental Project, six 4-plexes in need of moderate repair, three rental units located in a converted single family home in need of moderate repair, and six dilapidated cabins.

There are 250 units in AREA B with conditions as follows:

Sound	138 units	= 55.2%
Minor Repair Needed	39 units	= 15.6%
Moderate Repair Needed	56 units	= 22.4%
Substantial Repair Needed	9 units	= 3.6%
Dilapidated	<u>8 units</u>	= <u>3.2%</u>
TOTAL	<u>250 units</u>	<u>100%</u>

Recommendation:

This area could benefit from a low interest loan rehabilitation program as well as some type of rental unit rehab program. All the substandard units in the AREA are occupied.

C. AREA "C"

AREA C is located in the northcentral portion of the City of Calipatria. It is bounded on the NORTH by North Road, on the SOUTH by Main Street, on the EAST by Railroad Avenue, and on the WEST by Sorenson Avenue.

The area contains a mix of residential, commercial and open space uses. Commercial development is generally limited to Main Street and Railroad Avenue, with open space areas in the northerly section.

There are 27 units of multi-family housing, including one duplex, one four-plex, one six-plex, and one eight unit project which are all in good condition or with minor repair needed. There are also seven small cabin units which

need substantial repair or are dilapidated.

There are 143 units in AREA C with conditions as follows:

Sound	100 units	=	70.0%
Minor Repair Needed	14 units	=	9.8%
Moderate Repair Needed	10 units	=	7.0%
Substantial Repair Needed	18 units	=	12.6%
Dilapidated	<u>1 unit</u>	=	<u>.6%</u>
TOTAL	<u>143 units</u>		<u>100%</u>

Recommendation:

This area does not have a sufficient number of homes requiring repair to take advantage of a rehabilitation program.

D. AREA "D"

AREA D is located in the southeasterly portion of the City of Calipatria. It is bounded on the NORTH by Main Street, on the SOUTH by Bowles Road, on the EAST by Railroad Avenue, and on the WEST by Sorenson Avenue.

The area contains a mix of residential, light industrial, open space, and commercial. Commercial and light industrial are generally located along Main Street and Sorenson Avenue which is also State Highway 111.

There are no multi-family units in this area.

There are 103 units in AREA D with conditions as follows:

Sound	69 units	= 67.0%
Minor Repair Needed	10 units	= 9.7%
Moderate Repair Needed	20 units	= 19.4%
Substantial Repair Needed	0 units	= 0%
Dilapidated	<u>4 units</u>	= <u>3.9%</u>
TOTAL	<u>103 units</u>	<u>100%</u>

Recommendation:

This area should be considered eligible for a homeowner rehabilitation program. In addition, sections of the commercial and industrial areas could be considered for a redevelopment area.

E. AREA "E"

AREA E is located in the northeast corner of the City of Calipatria. It is bounded on the NORTH by North Road, on the SOUTH by Main Street, on the EAST by East Avenue, and on the WEST by Industrial Avenue.

The area contains a mix of residential, open space, light industrial, and railroad uses. The eastern portion of the area does not have paved roads, although the dedications are in place. The southeastern portion is used as a County yard.

There are 69 units in AREA E with conditions as follows:

Sound	55 units	=	79.7%
Minor Repair Needed	4 units	=	5.8%
Moderate Repair Needed	0 units	=	0%
Substantial Repair Needed	4 units	=	5.8%
Dilapidated	<u>6 units</u>	=	<u>8.7%</u>
TOTAL	<u>69 units</u>		<u>100%</u>

Recommendation:

This area does not have a sufficient number of homes requiring repair to take advantage of a rehabilitation program. With the mix of uses, and easy access to State Highways, it should be considered for a redevelopment area.

F. AREA "F"

AREA F is located in the southeast corner of the City of Calipatria. It is bounded on the NORTH by Main Street, on the SOUTH by Bowles Road, on the EAST by East Avenue, and on the WEST by Industrial Avenue.

The area contains a mix of residential, open space, light industrial and commercial areas. Commercial and light industrial development is generally located along Main Street and Industrial Avenue. In the past, portions of the area have been considered for a subdivision.

The only multiple family housing consists of ten units maintained by the Housing Authority which are in good condition.

There are 64 units in AREA F with conditions as follows:

Sound	23 units	=	35.9%
Minor Repair Needed	0 units	=	0%
Moderate Repair Needed	17 units	=	26.6%
Substantial Repair Needed	10 units	=	15.6%
Dilapidated	<u>14 units</u>	=	<u>21.9%</u>
TOTAL	<u>64 units</u>		<u>100%</u>

Recommendation:

This area is a prime candidate for a rehabilitation program.

V. HOUSING REHABILITATION TARGET AREAS

The Housing Condition Survey identifies several areas of the City where rehabilitation programs should be undertaken. As outlined in the Survey, these areas are "B", "D", and "F", with area "F" being the prime area for rehabilitation. Of the 64 total housing units in area "F", only 23 units or 35.9% were considered sound. The vast majority of the units (64.1%) were in need of moderate or substantial repair, or were dilapidated. The dilapidated units comprised almost one-fourth of the housing stock in area "F".

LAND INVENTORY OF SUITABLE SITES

I. INTRODUCTION

The City is required by Section 65583(a)(3) of the State Planning Law to develop an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The inventory must include an analysis of the relationship of zoning and public facilities and services to these sites. In addition, Section 65583(c)(1) of the State Planning Law requires the City to identify adequate sites which will facilitate and encourage the development of a variety of housing types for all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing, in order to meet the City's housing goals and quantified objectives. This section of the Housing Element will comply with the above requirements through an analysis of potential development sites. The analysis will include zoning, water and sewer availability, and street access information. The land inventory and site availability information is provided in a tabular format and is provided for various housing types, i.e. single family, multiple family, mobile homes, etc. The parcel description contains the County Assessor's parcel number and street location.

II. SINGLE-FAMILY HOUSING DEVELOPMENT SITES (1 ACRE OR LARGER)

Assessor's Parcel #	Location (Street Access)	Vacant (Yes/No)	Majority Sewer/Water Available	Zoning	Parcel Size	Units per Acre
23-280-2	International Blvd.	yes	yes	R-1	52 AC	3 - 5
23-060-28	Main Street	yes	Extensions Needed	R-1	69 AC	3 - 5
23-060-8	Main Street	yes	Extensions Needed	R-1	40 AC	3 - 5
23-060-27	Riley Road	yes	Extensions Needed	R-1	20 AC	3 - 5
23-060-26	Bowles Road	yes	Extensions Needed	R-1	14 AC	3 - 5

II. SINGLE-FAMILY HOUSING DEVELOPMENT SITES (1 ACRE OR LARGER) (continued)

Assessor's Parcel #	Location (Street Access)	Vacant (Yes/No)	Majority Sewer/Water Available	Zoning	Parcel Size	Units per Acre
23-060-25	Riley Road	yes	Extensions Needed	R-1	5 AC	3 - 5
24-260-58	Bowles Road	yes	Extensions Needed	R-1	72 AC	3 - 5
24-260-9	Lyerly Road	yes	Extensions Needed	R-1	40 AC	3 - 5
24-260-10	Yocum Road	yes	Extensions Needed	R-1	40 AC	3 - 5

III. MULTIPLE-FAMILY HOUSING DEVELOPMENT SITES (APPROX. 1 ACRE OR LARGER)

Assessor's Parcel #	Location (Street Access)	Vacant (Yes/No)	Majority Sewer/Water Available	Zoning	Parcel Size	Units per Acre
23-060-11	Lyerly Road	yes	Extensions Needed	R-3	5 AC	11 - 20
24-260-62	International Blvd.	yes	Extensions Needed	R-3	9.5 AC	11 - 20
24-260-63	International Blvd.	yes	Extensions Needed	R-3	8.4 AC	11 - 20
24-260-50	International Blvd.	yes	Extensions Needed	R-3	8.5 AC	11 - 20
24-260-47	International Blvd.	yes	Extensions Needed	R-3	7.6 AC	11 - 20
24-260-49	International Blvd.	yes	Extensions Needed	R-3	2 AC	11 - 20
23-353-2	Bonita Place	yes	yes	R-4	2.8 AC	16 - 29
23-353-3	Church Street	yes	yes	R-4	2.8 AC	16 - 29
23-362-1	Church Street	yes	yes	R-4	3 AC	16 - 29
23-361-1	Church Street	yes	yes	R-4	4 AC	16 - 29
23-354-5	Bonita Place	yes	yes	R-4	.8 AC	16 - 29

III. MULTIPLE-FAMILY HOUSING DEVELOPMENT SITES (APPROX. 1 ACRE OR LARGER) (continued)

Assessor's Parcel #	Location (Street Access)	Vacant (Yes/No)	Majority Sewer/Water Available	Zoning	Parcel Size	Units per Acre
23-254-4	Bonita Place	yes	yes	R-4	.8 AC	16 -29
23-254-3	Bonita Place	yes	yes	R-4	.8 AC	16 -29
23-254-2	Bonita Place	yes	yes	R-4	.7 AC	16 -29
23-354-9	Church Street	yes	yes	R-4	.8 AC	16 -29
23-354-10	Church Street	yes	yes	R-4	.8 AC	16 -29
23-354-11	Church Street	yes	yes	R-4	.8 AC	16 -29

IV. POTENTIAL EMERGENCY SHELTER/TRANSITIONAL HOUSING SITES

Assessor's Parcel #	Location (Street Access)	Vacant (Yes/No)	Majority Sewer/Water Available	Zoning	Parcel Size	Units per Acre
23-112-1	Freeman Street	yes	yes	R-1A	3,750 SF	3 -5
23-112-2	Freeman Street	yes	yes	R-1A	3,750 SF	3 -5
23-112-24	Freeman Street	yes	yes	R-1A	3,750 SF	3 -5
23-112-25	Freeman Street	yes	yes	R-1A	11,250 SF	3 -5

V. SUMMARY OF SITE INVENTORY

This section of the Housing Element has identified potential development sites for all housing types. According to State Planning Law provisions (Section 65852.3), mobile homes and manufactured housing is required to be allowed in any R-1 zoning district, provided other zoning requirements are complied with. Likewise, condominiums and housing cooperatives can be located in the R-3 or R-4 zones.

The City can annex additional land in the future, when needed, to provide additional potential housing sites. These future annexations would need to comply with the General Plan, and would need to be approved by the Local Agency Formation Commission. It must be noted that water and sewer lines may need to be enlarged in size depending upon the density of development proposed for individual sites. Therefore, the sewer/water availability information is qualified for each site. A complete engineering analysis should be undertaken for each housing project.

REVIEW AND EVALUATION OF THE 1989 HOUSING ELEMENT
APPROPRIATENESS OF GOALS, OBJECTIVES, AND POLICIES
OF THE 1989 ELEMENT

I. INTRODUCTION

The City of Calipatria adopted a Revised Housing Element on May 23, 1989. This Housing Element was prepared "in-house" by William H. Sorensen, the City Planner of Calipatria in 1989. The 1989 Housing Element did not receive official State approval from the Department of Housing and Community Development, although it was submitted for review.

State law requires that the City evaluate the 1989 Housing Element as a part of the 1991 Revised Housing Element. The City must evaluate the 1989 element with its goals, objectives, policies and programs. This section evaluates the "effectiveness of the 1989 Element." The City must also evaluate the "progress in implementation" of the 1989 element. This section contains an analysis of the significant differences between what was projected or planned in the 1989 element and what was actually achieved.

The 1991 Revised Housing Element must describe how the goals, objectives, policies, and programs of the revised element incorporate what has been learned from the results of the 1989 element. This section of the 1991 Revised Housing Element will address the above-listed topics.

II. EFFECTIVENESS OF THE 1989 HOUSING ELEMENT

The 1989 Housing Element projected the new construction and housing rehabilitation needs of the City, amounting to approximately 182 new units, as

stated above, for the five-year period through 1994. Since the 1989 element has only been in effect for 2 years (1990-1991), the 1989 element can be evaluated on the basis of the number of new units constructed and/or rehabilitated per year and whether this average construction progress would meet the housing construction goals if sustained until the year 1994. The goals, objectives, policies and programs of the 1989 Housing Element can then be compared against the actual results obtained during the planning period. This will help to determine the appropriateness of the goals, objectives, policies and programs in the 1989 element.

A. Decent Home and Satisfying Environment Without Discrimination

The 1989 Housing Element contained a qualitative objective to provide for a decent home and satisfying environment for all residents of Calipatria regardless of age, race, sex, marital status, ethnic background, income or other arbitrary factors. The City Council of the City of Calipatria passed a "Fair Housing" Ordinance (No. 288) dated December 10, 1991 in order to prevent housing discrimination within the City of Calipatria.

B. Low and Moderate Income and Special Needs Households

The 1989 Housing Element contained a qualitative objective to provide for adequate housing in the City by location, type, price, and tenure, especially for those of low and moderate income and special needs households.

The 1989 Housing Element mentions the fact that the City acquired property in years past, and that the City has 45 acres that have been "land-banked" for future housing development. This 45 acres is located on South International Boulevard in the southwest area of the City. The property, as stated above, is currently (December 1991) being developed with single

family homes with prices ranging from approximately \$79,000 to \$99,000, which provides adequate housing for the moderate income level households. The 1989 Housing Element proposes that the subdivision will have a total of 211 single family homes constructed over a three year period and will be able to supply the needed single family housing beyond the June 30, 1994, planning horizon for the 1989 and 1991 Revised Housing Elements. It is estimated that approximately 50 of the 211 homes will be completed by May 1992.

A fifty (50) unit apartment project to serve low to moderate income households, as proposed in the 1989 Housing Element, for the southwest area was under construction by the end of 1991 and is estimated to be completed by May 1992. The rent per apartment ranges from approximately \$475 and up, which provides adequate housing for the moderate income level households.

In regards to the low income and special needs households, there was no new construction during the years 1990 and 1991 to meet the provisions of adequate housing in the City for these categories. Therefore, the provision of adequate housing in the City by location, type, price, and tenure, especially for low income and special needs households was not met during the calendar years 1990 and 1991. This goal is, therefore, carried forward and remains effective for the 1991 Revised Housing Element through the planning period June 30, 1994. Also, the City of Calipatria, as included in the 1991 Revised Housing Element, anticipates the completion of the construction for the housing subdivision and the apartment complex to provide for adequate housing for the moderate income level households. The quantified objective for the 211 home subdivision and the 50 unit apartment, as stated above, is addressed in the section C(V) - "Above Median Income Range Housing."

C. Encouragement of Sound Growth

The 1989 Housing Element contained another qualitative objective which encouraged sound growth in the City by designating suitable sites for residential development. The City of Calipatria designated numerous sites for residential development as described in detail in the Land Inventory of Suitable Sites section (pages 211-214) of the 1991 Revised Housing Element. The policies included in the 1989 Housing Element for this goal are evaluated as follows:

1. Designated Suitable Sites for Residential Development

The 1989 Housing Element contained a qualitative objective to maximize the use of vacant lands within the City and land contiguous to current development for housing in order to reduce cost of facilities and create a compact City form. The City addressed this issue in the Land Use section of the 1991 Revised General Plan. The Land Use section evaluates, in detail, the goals, objectives, policies, and programs of the City of Calipatria which include infill development and a compact City form.

2. Second Units in Single Family Neighborhoods

The 1989 Housing Element contained a quantified objective to construct four (4) second units in single family neighborhoods. During the years 1990 and 1991, no second units were constructed. Therefore, the objective is incorporated into the 1991 Revised Housing Element and is intended to be implemented during the remaining planning period.

3. Equal Housing Opportunities

The 1989 Housing Element contained a qualitative objective to: (1) work towards equal housing opportunity for all residents regardless of age, sex, race, marital status, ethnic background, income or other arbitrary factors and (2) make residents aware of equal housing laws and resources through educational materials made available at City Hall and the office of the Community Development Department. This objective has been implemented during the year 1991, as described below.

The City of Calipatria adopted an Ordinance (No. 288) dated December 10, 1991 to promote the Equal Housing Opportunity. Section 1 of Ordinance No. 288 makes the following policy statement: "It is hereby declared to be the policy of the City of Calipatria in the exercise of its police power for the public health, public safety, and general welfare, to assure equal opportunity to all persons to live in decent housing facilities, regardless of race, color, religion, sex, or national origin and, to that end, to prohibit discrimination in housing by any person."

In addition to enforcing the provisions of Ordinance No. 288, the City has developed a brochure available in both English and Spanish which is made available to the general public entitled, "Fair Housing in the City of Calipatria." This brochure outlines the City's policies regarding housing discrimination and also mentions the following two federal laws which deal with housing discrimination: (1) the Civil Rights Act of 1966 and (2) the 1986 Fair Housing Law.

This objective is incorporated into the 1991 Revised Housing Element

and is an ongoing objective throughout the planning period.

4. Home Ownership Goals

The 1989 Housing Element contained a qualitative objective to pursue any funding made available to assist persons in their home ownership goals.

Campesinos Unidos, Inc., a non-profit corporation serving the needs of low-income persons, constructs single-family homes under the Self-Help Housing Program financed by the Farmers Home Administration. However, the Self-Help Housing Program was not implemented and/or utilized during the calendar years 1990 and 1991 to construct single-family homes. No additional funding was made available from HUD to construct any additional public housing units in the City during the calendar years 1990 and 1991. Therefore, no funding was made available to assist persons in their home ownership goals from either HUD and/or local non-profit agencies. This objective has been incorporated into the 1991 Housing Element in order for the City to explore and promote the potential opportunities for construction in the future with the assistance of Campesinos Unidos, Inc. and its various programs for low-income persons.

5. Above Median Income Range Housing

The 1989 Housing Element contained a quantified objective to pursue the building of adequate housing for persons who are above the median income range.

The single-family homes to be constructed as an objective for

moderate income households (which is above the median income level) totaled 260 owner households and 300 rental households. This would average out to an objective of 52 owner households and 60 rental households per year. The actual homes constructed during the 1990 and 1991 calendar years, as referred to previously under the category B "Low and Moderate Income and Special Needs Households," were as follows:

<u>Single-Family Homes:</u>	<u>1990</u>	<u>1991</u>
Owner households	-0-	(50 under construction)
Rental households	-0-	(50 under construction)

The above figures indicate that no single-family homes were constructed during the calendar year 1990 and that 100 units for owner and rental households, respectively, were under construction and estimated to be completed by May 1992. The objective contained in the 1989 element required that a total of 104 and 120 single-family owner households and rental households, respectively, be constructed during this two-year period. The actual construction achieved thus totaled 0% of the objective for owner and rental households, excluding the units under construction.

The construction of the homes, as referred to above, is based on the current market demand and the market conditions at any given time. The 1989 Housing Element addressed the future impact on housing needs due to the State Prison. Yet, the housing market and the rate of construction for the new subdivision are limited to the current demand and the "buyer's preference." Alternative housing within other local communities, such as the City of Brawley and El Centro,

is available and, therefore, may affect the rate of construction and the sale of the newly constructed homes.

D. Existing Residential Neighborhoods

The 1989 Housing Element contained the following objectives to improve and conserve existing residential neighborhoods:

1. CDBG Housing Rehabilitation Program

To continue present housing rehabilitation programs as long as funds are available was a qualitative objective of the 1989 Housing Element. The City has not had an active Housing Rehabilitation Program for several years. The City did not apply for CDBG grant funding during the calendar years 1990 and 1991. The City will most likely submit an application for Housing Rehabilitation Program funds in 1992 for approximately \$500,000.

Based on the above information, the City is not currently implementing the objective as stated in the 1989 Housing Element. Therefore, the City has incorporated this objective in the 1991 Revised Housing Element and intends to implement this objective during the remaining planning period.

2. Private Sector and Public Agencies

The 1989 Housing Element contained a quantified objective to be of assistance to the private sector and public agencies. These agencies are capable of producing or assisting in producing housing, particularly low and moderate income housing for special needs

households. The objective included a total of 20 single family units to be rehabilitated during the planning period. This objective would require that 4 homes be rehabilitated each year. There were no actual homes rehabilitated during the calendar years 1990 and 1991. Therefore, the City did not meet or implement the objective of, at minimum, having 8 homes rehabilitated over the past two years. The City has incorporated this objective into the 1991 Revised Housing Element in order to implement the objective in the remaining planning period.

3. Adequate Rental Units

An objective of the 1989 Housing Element was the construction of 300 rental units during the planning period for low and moderate income households. This averages out to an objective of 60 rental units per year. No rental units were constructed during the calendar years 1990 and 1991. Although 50 apartment units were under construction by the end of the calendar year 1991 for moderate income households, the objective of 120 rental units to be constructed by the end of 1991 was not met. This objective is, therefore, incorporated into the 1991 Revised Housing Element to be implemented during the remaining planning period.

III. PROGRESS IN IMPLEMENTATION OF THE 1989 HOUSING ELEMENT

The progress in implementation for the 1989 Housing Element can be measured qualitatively and quantitatively over the last two calendar years (1990 and 1991). Specific housing goals, objectives, programs, and policies can be analyzed to determine the actual success in implementation. The City has generally not been very successful in implementing the goals, objectives, policies, and programs of the

1989 Housing Element, as detailed previously. The City Council and City Staff have made an exceptional effort to bring new housing developers to the City. Yet, these efforts have been limited due to the lack of adequate funding from Federal, State and local levels; median levels of income of the residents of the City, which directly correlates to their ability to purchase existing and newly constructed housing; and the local economy over the past two years, which has been devastated by the "white fly"; therefore, causing a lack of growth in the agricultural, commercial and industrial areas. These factors, in turn, influence the decision of new residents to move to the area.

IV. APPROPRIATENESS OF GOALS, OBJECTIVES, PROGRAMS, AND POLICIES FOR THE 1989 ELEMENT

The 1991 Revised Housing Element contains qualitative and quantified objectives to help the City meet the projected demand for new housing which will be encountered over the remaining planing period. The City is projected to absorb a substantial number of new residents by June 30, 1994, and the objectives for new housing construction, when implemented, will meet the projected need. The City's future application for the CDBG grant program will provide for rehabilitation of approximately 18 to 25 existing low-income and possibly special needs households. The City's objective to increase the HUD Section 8 unit allocations will require that the City fully support the Imperial Valley Housing Authority's application for increased HUD Section 8 funding. In addition, the City also has a program objective to fully assist the Imperial Valley Housing Authority in its application for increased HUD funding for construction of new assisted housing units. With the full support of the City, the Imperial Valley Housing Authority should have a better chance of obtaining HUD funding in the future than it had during the period covered by the 1989 Housing Element.

The housing goal contained in the 1991 Revised Housing Element to "use the tax

increment revenue to provide below market rate low interest loans to developers of new housing for persons of low income, including elderly households" will also help to implement the quantified objectives for construction of low and very low-income housing. The City is fully committed to use the required 20% tax increment set-aside funds for the purposes outlined in State law for low-income housing.

V. SUMMARY OF REVIEW AND EVALUATION OF THE 1989 HOUSING ELEMENT
-APPROPRIATENESS OF GOALS, OBJECTIVES, AND POLICIES OF THE 1989
ELEMENT

It is evident from reviewing the results of the 1989 Housing Element that during calendar years 1990 and 1991 the City did not meet the majority of its objectives for construction and rehabilitation of housing for low-income, median, moderate and/or special needs households. The objectives from the 1989 Housing Element were determined to be insufficient for the future housing needs of the City. These quantified objectives, as included in the 1991 Revised Housing Element, amount to 264 housing units, an increase of 82 additional housing units from the 1989 Housing Element. The City has taken positive steps to insure that these deficiencies are addressed in the 1991 Revised Housing Element as outlined above.

EQUAL HOUSING OPPORTUNITY

I. INTRODUCTION

The City of Calipatria is required by Section 65583 of the Government Code to include a program in the Housing Element to promote equal housing opportunity for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, or color. This portion of the Housing Element will outline the City's Equal Housing Opportunity Program and describe the implementation procedure for the program. It should also be noted that the revised Housing Element contains a policy which states: "All citizens shall have equal access to the housing programs of the City, without regard to race, color, creed, sex, religion, marital status, or national origin."

II. PERTINENT CITY ORDINANCE

The City of Calipatria Equal Housing Opportunity Program is contained in Ordinance No. 288, which was adopted on December 10, 1991. The text of this ordinance is contained in the 1991 revised Housing Element and is a part of the 1991 revised Housing Element. Section 1 of Ordinance No. 288 makes the following policy statement:

"It is hereby declared to be the policy of the City of Calipatria in the exercise of its police power for the public health, public safety, and general welfare, to assure equal opportunity to all persons to live in decent housing facilities, regardless of race, color, religion, sex, or national origin and, to that end, to prohibit discrimination in housing by any persons."

Under the provisions of Section 5 of Ordinance No. 288, any person aggrieved by an unlawful practice of housing discrimination may file a complaint with the City

Clerk. The ordinance requires the City Clerk, or her duly authorized representative, to investigate each complaint and to attempt to resolve each complaint. The ordinance further states:

"Failure to achieve a resolution acceptable to both parties and compliance with this ordinance shall cause the City Clerk to forward the complaint and her findings to the City Attorney and to the appropriate state and federal officials."

III. OTHER EQUAL OPPORTUNITY HOUSING IMPLEMENTATION PROCEDURES

In addition to enforcing the provisions of Ordinance No. 288, the City has developed a brochure available in both English and Spanish which is made available to the general public entitled, "Fair Housing in the City of Calipatria." This brochure outlines the City's policies regarding housing discrimination and also mentions the two federal laws which deal with housing discrimination: the Civil Rights Act of 1966 and the 1968 Fair Housing Law. A copy of the contents of this brochure is included in this revised Housing Element.

The City has sent copies of this brochure to all local real estate brokers requesting that they make the brochure available to their clients. The City has posted its policy on equal housing opportunity and non-discrimination in housing opportunities at the City Hall, a public building located in the City of Calipatria. The City has also made copies of the Fair Housing brochure available to the Calipatria Chamber of Commerce and to the Imperial Valley Housing Authority. The Fair Housing brochure is also posted in the Calipatria Public Library. Potential developers of housing in the City of Calipatria are made aware of the City's non-discrimination in housing policy when they submit housing development projects to the City's Department of Community Development.

VI. CONTENTS OF CITY ORDINANCE

The following pages are a copy of Ordinance No. 288 relating to non-discrimination in housing.

ORDINANCE NO. 288

THE CITY COUNCIL OF THE CITY OF CALIPATRIA, CALIFORNIA, DOES
ORDAIN AS FOLLOWS:

Section 1. DECLARATION OF POLICY

It is hereby declared to be the policy of the City of Calipatria in the exercise of its police power for the public safety, public health, and general welfare to assure equal opportunity to all persons to live in decent housing facilities regardless of race, color, religion, sex or national origin and, to that end, to prohibit discrimination in housing by any persons.

Section 2. DEFINITIONS

When used herein:

1. "Real Property" includes buildings, structures, lands, tenements, leaseholds, cooperatives, and condominiums.
2. "Discrimination" or "discriminatory housing practice" means any difference in treatment based upon race, color, religion, sex, or national origin; or any act that is unlawful under this ordinance.
3. "Person" includes individuals, children, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations and all other groups or combinations.

4. "Owner" includes a lessee, sublessee, co-tenant, assignee, managing agent or other person having the right of ownership or possession, or the right to sell, rent, or lease any housing accommodation.
5. "Financial Institution" includes any person, as defined herein, engaged in the business of lending money or guaranteeing loans.
6. "Real Estate Broker" or Real Estate Salesman" includes any individual, qualified by law, who, for a fee, commission, salary or for other valuable consideration, or who with the intention or expectation of receiving or collecting same, lists, sells, purchases, rents, or leases any housing accommodations, including options thereupon, or who negotiates or attempts to negotiate a loan, secured by a mortgage or other encumbrance, upon transfer of any housing accommodation; or who is engaged in the business of charging an advance fee or contracting for collection of a fee in connection with a contract whereby he undertakes to promote the sale, purchase, rental, or lease of any housing accommodation through its listing in a publication issued primarily for such purpose; or an individual employed by or acting on behalf of any of these.
7. "Housing Accommodation" or Dwelling" means any building, mobile home or trailer, structure, or portion thereof, which is occupied as, or designed, or intended for occupancy, as a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, mobile home or trailer, structure, or portion thereof or any real property, as defined herein, used or intended to be used for any of the purposes set forth in this

subsection.

8. "Mortgage Loan Broker" means an individual who is engaged in or who performs the business of "Mortgage Broker" or services of a mortgage loan broker as the same are defined by the laws of California.
9. "Open Market" means the market which is informed of the availability for sale, purchase, rental or lease of any housing accommodation, whether informed through a real estate broker or by advertising by publication, signs, or by any other advertising methods directed to the public or any portion thereof, indicating that the property is available for sale, purchase, rental, or lease.

Section 3. UNLAWFUL PRACTICES

In connection with any of the transactions set forth in this section which affect any housing accommodation on the open market, or in connection with any public sale, purchase, rental or lease of any housing accommodation, it shall be unlawful within the City of Calipatria for a person, owner, financial institution, real estate broker or real estate salesmen, or any representative of the above to:

1. Refuse to sell, purchase, rent or lease, or deny to or withhold any housing accommodation from a person because of his race, color, religion, ancestry, national origin, sex or place of birth; or
2. To discriminate against a person in the terms, conditions, or privileges of the sale, purchase, rental or lease of any housing accommodation, or in the furnishing of facilities or services in connection therewith; or

3. To refuse to receive or transmit a bona fide offer to sell, purchase, rent or lease any housing accommodation from or to a person because of his race, color, religion, ancestry, national origin, sex, place of birth; or
4. To refuse to negotiate for the sale, purchase, rental or lease of any housing accommodation to a person because of his race, color, religion, ancestry, national origin, sex, or place of birth; or
5. To represent to a person that any housing accommodation is not available for inspection, sale, purchase, rental or lease when in fact it is so available, or to refuse to permit a person to inspect any housing accommodation, because of his race, color, religion, or national origin, sex, or place of birth; or
6. To make, publish, print, circulate, post or mail, or cause to be made, published, printed, circulated, posted or mailed, any notice, statement, or advertisement, or to announce a policy or to sign or to use a form of application for the sale, purchase, rental, lease or financing of any housing accommodation, or to make a record of inquiry in connection with the prospective sale, purchase, rental, lease or financing of any housing accommodation, which indicates any discrimination or any intent to make a discrimination.
7. To offer, solicit, accept or use a listing of any housing accommodation for sale, purchase, rental or lease with the understanding that a person may be subjected to discrimination in connection with such sale, purchase, rental or lease, or in the furnishing of facilities or services in connection therewith; or

8. To induce directly or indirectly, or attempt to induce directly or indirectly, the sale, purchase, rental or lease, or the listing for any of the above, of any housing accommodation by representing that the presence or anticipated presence of persons of any particular race, color, religion, sex or national origin or place of birth in the area to be affected by such sale, purchase, rental or lease will or may result in either:
 - a) The lowering of property values in the area;
 - b) An increase in criminal or antisocial behavior in the area;
or
 - c) A decline in the quality of schools serving the area.
9. To make any misrepresentations concerning the listing for sale, purchase, rental or lease, or the anticipated listing for any of the above, or the sale, purchase, rental or lease of any housing accommodation in any area in the City of Calipatria for the purpose of including or attempting to induce any such listing or any of the above transactions; or
10. To engage in, or hire to be done, or to conspire with others to commit acts or activities of any nature, the purpose of which is to coerce, cause panic, incite unrest or create or play upon fear, with the purpose of either discouraging or inducing, or attempting to induce, the sale, purchase, rental or lease, or the listing for any of the above, of any housing accommodation; or
11. To retaliate or discriminate in any manner against a person because he has opposed a practice declared unlawful by this article, or because he has filed a complaint, testified, assisted or participated in any manner in any investigation, proceeding, hearing or conference under this ordinance; or

12. To aid, abet, incite, compel, or coerce any person to engage in any of the practices prohibited by this ordinance; or to obstruct or prevent any person from complying with the provisions of this ordinance; or any other issue thereunder; or
13. By canvassing, to commit any unlawful practices prohibited by this ordinance; or
14. Otherwise to deny to, or withhold any housing accommodation from a person because of his race, color, religion, ancestry, national origin, sex or place of birth; or
15. For any bank, building and loan association, insurance company or other corporation, association, firm or enterprise whose business consists in whole or in part, in the making of commercial real estate loans, to deny a loan or other financial assistance to a person applying therefore for the purpose of purchasing, constructing, improving, repairing or maintaining a dwelling, or to discriminate against him in the fixing of the amount, interest rate, duration, or other terms or conditions of such loans or other financial assistance, because of the race, color, religion, sex, or national origin of such person or of any person associated with him in connection with such loan or other financial assistance or the purposes of such loan or other financial assistance or of the present or prospective owners, lessees, tenants, or occupants of the dwelling or dwellings in relation to which such loan or other financial assistance is to be made or given; or
16. To deny any qualified person access to or membership or participation in any multiple-listing service, real estate brokers'

organization, or other service, organization, or facility relating to the business of selling or renting dwellings, or to discriminate against him in their terms or conditions of such access, membership, or participation, on account of race, color, religion, sex or national origin.

Section 4. EXEMPTIONS

This ordinance shall not apply to:

1. A religious organization, association, or society or any non-profit institution or organization operating, supervised, or controlled by or in conjunction with a religious organization, association, or society, which limits the sale, rental, or commercial purpose to persons of the same religion, or which gives preference to such persons, unless membership in such a religion is restricted on account of race, color, sex or national origin.
2. A private club not in fact open to the public, which as an incident to its primary purpose or purposes, provides lodgings which it owns or operates for other than a commercial purpose, and which limits the rental or occupancy of such lodgings to its members or gives preference to its members.
3. Any single-family house sold or rented by an owner; Provided, that such private individual owner does not own more than three such single-family houses at any one time; Provided further, that in the case of the sale of any such single-family house by a private individual owner not residing in such house

at the time of such sale or who was not the most recent resident of such house prior to such sale, the exemption granted by this subsection shall apply only with respect to one such sale within any twenty-four month period; Provided further that such bona fide private individual owner does not own any interest in, nor is there owned or served on his behalf, under any express or voluntary agreement, title to or any right to all or a portion of the proceeds from the sale or rental of, more than three such single-family houses at any one time; Provided further, the sale or rental of any such single-family house shall be excepted from the application of this ordinance only if such house is sold or rented:

- a) Without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, or salesman, or of such facilities or services of any person in the business of selling or renting dwellings, or of any employee or agent of any such broker, agent, salesman, or person and
- b) Without the publication, posting, or mailing, after notice, of any advertisement or written notice in violation of the provisions of 42 United States Code Section 3604 (c) or of Section 3 of this ordinance; but nothing in this provision shall prohibit the use of attorneys, escrow agents, abstractors, title companies, and other such professional assistance as necessary to perfect or transfer the title; or

4. Rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his residence.

Section 5. PROCEDURE FOR ENFORCEMENT

Any person aggrieved by an unlawful practice prohibited by this ordinance may file a complaint with the City Clerk within thirty (30) days after the aggrieved person becomes aware of the alleged unlawful practice and in no event more than sixty (60) days after the alleged unlawful practice occurred. The City Clerk or her duly authorized representative shall investigate each complaint and attempt to resolve each complaint. Failure to achieve a resolution acceptable to both parties and compliance with this ordinance shall cause the City Clerk to forward the complaint and her findings to appropriate state and federal officials and to the City Attorney.

Section 6. OTHER REMEDIES

Nothing herein contained shall prevent any person from exercising any right or seeking any remedy to which he might otherwise be entitled or from filing his complaint with any appropriate governmental agency.

Section 7. PENALTIES

The violation of any provision of this ordinance shall constitute a misdemeanor and shall be punishable by imprisonment up to six (6) months and/or a five hundred dollar (\$500) fine.

Section 8. SEVERABILITY OF INVALID PROVISIONS

In case any one or more of the sections, subsections, clauses, or provisions of this ordinance, or the application of such sections, subsections, clauses or provisions to any situations, circumstances, or person, shall for any reason be held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any other sections or provisions of this ordinance or the application of such sections, subsections, clauses or provisions to any other situation, circumstance or person, and it is intended that this ordinance shall be constructed and applied as if such section or provision so held unconstitutional or invalid had not been included in this ordinance.

Section 9. EFFECTIVE DATE

A copy of this ordinance shall be posted at three public places within fifteen (15) days after its passage, and this ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Calipatria on the 10th day of December, 1991.

Signed: 
James H. Flournoy, Mayor

ATTEST:


Margaret Hatfield, City Clerk

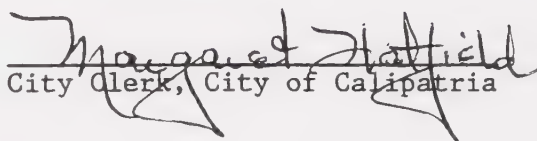
STATE OF CALIFORNIA)
COUNTY OF IMPERIAL) SS
CITY OF CALIPATRIA)

I, MARGARET HATFIELD, City Clerk of the City of Calipatria, do hereby certify that the foregoing Ordinance No. 288, was duly passed, approved and adopted at a regular meeting of the City Council of the City of Calipatria, held on December 10, 1991, by the following called vote:

AYES: Councilmembers Barros, Hall, Medina, Woelke and Flournoy.

NOES: None

ABSENT: None


City Clerk, City of Calipatria

EQUAL AND FAIR HOUSING OPPORTUNITY
CONTENTS OF FAIR HOUSING BROCHURE

I. INTRODUCTION

The City of Calipatria has developed a Fair Housing Brochure to inform the public about the Equal Housing Opportunity Policies of the City. The brochure also informs the public, in a condensed document, which housing practices are illegal and which persons and agencies to contact to file a complaint of unfair and discriminatory housing practices.

II. CONTENTS OF FAIR HOUSING BROCHURE

The text of the City's Fair Housing brochure provides as follows:

There are two major federal laws dealing with discrimination in housing in the United States:

- A. The Civil Rights Act of 1966, and as amended in 1968
- B. The 1968 Fair Housing Law

City of Calipatria ordinances prohibit discrimination in housing by any person.

Acts prohibited by the Fair Housing Law, if they are based on race, color, religion, sex, or national origin are:

- A. Refusing to sell or rent to, deal or negotiate with any person.
- B. Discriminating in terms or conditions for buying or renting.
- C. Denying that housing is available for inspection, sale or rent, when it really is available.
- D. Blockbusting

- E. Denying or making different terms or conditions for home loans by lending institutions.
- F. Denying to anyone the use or participation in any real estate service.

Any person aggrieved by an unlawful practice prohibited by City ordinance may file a complaint with the City Clerk within 30 days after the aggrieved person becomes aware of the alleged unlawful practice. The City Clerk or her duly authorized representative shall investigate each complaint and attempt to resolve each complaint.

Failure to achieve a resolution acceptable to both parties and in compliance with City ordinance shall cause the City Clerk to forward the complaint and her findings to appropriate state and federal officials, and to the City Attorney for further action.

Violation of the ordinance constitutes a misdemeanor.

LOCAL AGENCY

A copy of the Fair Housing Ordinance or additional information and help may be obtained by contacting:

The City Clerk
City of Calipatria
125 N. Park Avenue
Calipatria, CA 92233
(619) 348-4141

STATE AGENCY

California Fair Employment and Housing Department
(213) 620-3109

FEDERAL AGENCY

U.S. Department of Housing and Urban Development
Discrimination Hotline (toll free) 1-800-424-8590

PUBLIC PARTICIPATION OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY

The City of Calipatria has made a "diligent effort" in developing the Housing Element to achieve the public participation of all economic segments of the community. The following efforts were made by the City:

- (A) The City published all public hearing notices relating to the Housing Element in both English and Spanish.
- (B) The City of Calipatria passed an Ordinance (No. 288) dated December 10, 1991 to outline the City's Equal Housing Opportunity Program and describe the implementation procedure for the program.
- (C) The City developed a brochure in both English and Spanish, which is made available to the general public, entitled, "Fair Housing in the City of Calipatria."
- (D) The City sent copies of the brochure, as referenced above, to all local real estate brokers requesting that they make it available to their clients.
- (E) The City posted its policy on equal housing opportunity and non-discrimination in housing opportunities at the City Hall, a public building located in the City of Calipatria.
- (F) The City also made copies of the Fair Housing Brochure available to the City Chamber of Commerce and to the Imperial Valley Housing Authority.
- (G) The Fair Housing Brochure is posted in the Calipatria Public Library.

- (H) Potential developers of housing in the City of Calipatria are made aware of the City's non-discrimination in housing policy when they submit housing development projects to the City's Department of Community Development.

Based on the above stated efforts, it appears that the City has utilized all existing resources to encourage public participation of all economic segments within the community and to inform the community of the City's housing policies.

ASSESSMENT OF THE PRESERVATION OF ASSISTED HOUSING DEVELOPMENTS IN THE CITY OF CALIPATRIA

I. INTRODUCTION

This section of Calipatria 1991 Revised Housing Element has been prepared to address housing projects at risk of losing affordability controls during a ten year planning period. The planning period corresponds with the 5 year planning period of the 1989 Housing Element; July 1, 1989 through June 30, 1994; and an additional 5 year period from July 1, 1994 through June 30, 1999.

As a result of recent state legislation (SB1019), Government Code Section 65302(c) requires the preparation of a Housing Element as part of a jurisdiction's General Plan. The City of Calipatria updated and adopted its Housing Element in 1989, pursuant to Section 65302(c). The 1989 Housing Element was reviewed by the Planning Commission and adopted by the City Council and subsequently reviewed by the State of California Department of Housing and Community Development. The 1989 Housing Element was not found to be in compliance with Housing Element Law (Article 10.6 of the Government Code). However, the Housing Element is currently being revised to bring it into compliance with the Housing Element Law.

In 1989 an amendment to State Planning Law (Chapter 145, Statutes of 1989, Amended Section 65583 of the Government Code) was passed which mandated that an analysis, inventory and program for preserving low income housing be completed by cities and counties. State law required that this mandatory inventory and analysis be adopted as an amendment to the City Housing Element by July 1, 1992.

II. IDENTIFICATION/INVENTORY OF AT-RISK PROJECTS, DISCUSSION AND COST ANALYSIS

A. INVENTORY DISCUSSION

According to Section 65583(a)(8), the inventory shall include all multi-family rental units which are assisted under any number of Federal Department of Housing and Urban Development (HUD), state, local and/or other programs, and are:

- * Eligible to change to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions; and
- * Eligible for conversion to non-low income status within the ten year period following the statutory adoption of the Housing Element Amendment.

B. SOURCES

In order to assess the projects which could potentially convert to non-low income housing by loss of subsidies, use restrictions, Federal contracts, etc. several sources were used. For Federally subsidized or Assisted projects, the California Department of Housing and Community Development and the Imperial Valley Housing Authority were consulted.

Other sources reviewed to compile the inventory included primarily the City of Calipatria's City Clerk/Finance Officer, who is involved in all aspects of the city organization.

C. PROJECTS

(1) FMHA Section 515 - Rural Rental Housing Loans

There are no projects at risk of conversion during the ten year planning period within the City of Calipatria's jurisdiction. The Farmers Home Administration Office in Sacramento identified a project with an affordability control. The project was Cottonwood Creek Apartments, located at 410 West Date Street in Calipatria. This apartment complex has 32 multi-family housing units. The loan, dated September 1, 1988, was funded by FmHA Section 515 - Rural Rental Housing Program. The State of California Rental Housing Construction Program provides 23 units with rental subsidy assistance. The apartment complex has twenty a (20) year restrictive use requiring the owners to maintain the housing specifically for low-income use. Therefore, the apartment complex is not at risk of conversion during the ten year planning period. These units are not at risk of conversion until the year 2008, which is beyond the time line for the planning period. At that time, the restrictive use requirement would expire and allow the owners to rent the apartment units to non-low income families.

The source of information for the above identified project was Mr. Robert Longman of Farmers Home Administration Office in Sacramento, whom was contacted on October 7, 1992.

(2) Federally Assisted Programs:

There are no projects at risk of conversion during the ten year planning period within the City of Calipatria's jurisdiction. The City of

Calipatria does not have any projects receiving assistance from the Federal Department of Housing and Urban Development programs, such as the following:

- * Section 8 Lower-Income Rental Assistance project-based programs:
 - New Construction
 - Substantial or Moderate Rehabilitation
 - Property Disposition
 - Loan Management Set-Aside
- * Section 101 Rent Supplements
- * Section 213 Cooperative Housing Insurance
- * Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program
- * Section 236 Interest Reduction Payment Program
- * Section 202 Direct Loans for Elderly or Handicapped

Source: Department of Housing and Community Development - Division of Housing Policy Development, State representative for the County of Imperial, Gary Collard, was contacted by phone on October 5, 1992 to verify the above information relating to the HUD programs.

(3) Community Development Block Grant (CDBG) Programs

The City of Calipatria received funding from the Community Development Block Grant (CDBG) Programs in previous years for housing rehabilitation, including years 1984 and 1987. The City

utilized the CDBG grant funds for housing rehabilitation. The rehabilitation programs that were administered during the previous years pertained to single family units. No multi-family rental units were rehabilitated and/or constructed. In addition, the City did not perform any type of owner/investor rehabilitation programs, which pertain to multi-family rental units.

The source for the above information was Margaret Hatfield, the City Clerk, whom was contacted on October 6, 1992.

(4) Redevelopment Programs

The City of Calipatria formed a Redevelopment Agency on July 23, 1991. The City's Redevelopment Agency has not received any funding to date. Therefore, no activity of any type has been performed within the Redevelopment Agency, including multi-family rental units. Our source of information was the City of Calipatria's City Clerk, Margaret Hatfield, whom was contacted on October 5, 1992.

(5) State and Local Multi-family Revenue Bond Programs/ Local In-Lieu Fee Programs or Inclusionary Programs/ Developments Which Obtained a Density Bonus and Direct Government Assistance Pursuant to Government Code Section 65916

There are no locally-subsidized units at risk of conversion, as the City of Calipatria has not issued mortgage revenue bonds, approved any density bonuses with financial assistance, and does not have an in-lieu fee or inclusionary program. In order to assess the projects which could potentially convert to non-low income housing by loss of subsidies, use restrictions, Federal contracts, etc., several sources

were used. For confirmation of the above stated information, the Department of Housing and Community Development, Division of Housing Policy Development, the local housing authority and the City's financial staff were utilized.

The State representative for the Imperial County, Gary Collard, Department of Housing and Community Development, Division of Housing Policy Development, verified on September 16, 1992 that the City of Calipatria has not issued mortgage revenue bonds.

The City Clerk, Margaret Hatfield, verified on October 5, 1992 that the City has not issued mortgage revenue bonds, approved any density bonuses with financial assistance, and does not have an in-lieu fee or inclusionary program.

The Imperial Valley Housing Authority was contacted to provide information relating to the state and local multi-family revenue bond programs. This issue was discussed with Bill McNeese, a Development Specialist, on October 5, 1992 who confirmed that the City of Calipatria has not issued mortgage revenue bonds. Further, the City of Calipatria does not have any Project-Based Section 8 Contracts. The Imperial Valley Housing Authority has only issued conventional based rental ownerships, which are the certificates and/or vouchers administered by the local housing authority and are transferable to other units throughout the Imperial Valley.

III. SUMMARY

In conclusion, there were no projects identified to be at-risk of conversion within the City of Calipatria's jurisdiction. The one project, Cottonwood Creek Apartments,

has an affordability control, which consists of a restrictive use requirement for 20 years. The owners are, therefore, required to maintain the 32 apartments for low-income families until the year 2008, which is beyond the scope of the ten-year planning period (1989-1999).

APPENDIX A
IMPERIAL IRRIGATION DISTRICT
MAXIMUM, MINIMUM AND MEAN TEMPERATURES BY MONTHS FOR YEARS 1914-1990, INCLUSIVE

Year	JANUARY			FEBRUARY			MARCH			APRIL			MAY			JUNE			JULY		
	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean
1914					No records for these months								100	51	75.4	112	58	84.4	110	70	89.8
1915	73	30	53.5	79	40	59.2	92	41	63.4	96	48	69.0	103	41	73.3	109	57	85.1	110	62	88.9
1916	75	25	52.3	88	29	61.8	100	42	67.8	100	44	71.8	105	50	75.9	116	55	85.4	111	62	89.9
1917	76	30	50.4	82	32	57.4	93	32	58.8	98	41	66.7	99	48	71.0	117	56	85.5	113	70	91.3
1918	85	26	53.7	88	28	57.1	95	40	64.7	96	44	69.5	98	50	73.0	113	59	88.7	110	59	89.6
1919	82	24	51.6	82	32	56.1	89	35	60.4	100	48	71.8	101	55	77.0	114	57	85.4	111	73	90.7
1920	81	33	55.6	82	41	60.5	85	38	61.1	96	44	68.0	106	41	76.2	108	58	82.8	115	63	91.3
1921	79	28	52.2	93	32	54.2	93	41	66.3	102	40	66.9	104	46	72.5	110	57	84.2	111	63	91.0
1922	75	23	49.5	90	28	55.7	89	32	58.8	96	40	65.1	106	46	77.1	114	62	86.5	111	69	90.3
1923	85	28	56.1	87	30	56.7	89	34	60.4	95	42	67.8	107	52	78.1	114	54	79.5	113	67	88.6
1924	81	27	53.6	91	37	64.2	92	38	66.0	95	39	70.4	107	53	79.8	113	60	88.9	111	65	89.8
1925	82	27	52.6	85	35	61.2	94	39	64.4	100	44	70.7	103	54	78.6	114	55	84.3	115	64	90.6
1926	85	29	53.9	88	33	61.5	91	42	66.9	105	50	73.0	104	55	78.6	113	62	86.9	112	62	90.3
1927	76	32	55.3	87	34	59.6	92	38	62.2	102	41	70.8	110	53	78.7	111	54	84.0	114	68	91.7
1928	86	29	56.2	84	33	57.6	91	42	66.0	96	39	69.6	105	53	77.9	112	57	85.2	114	62	90.3
1929	79	25	50.7	88	24	55.0	95	36	61.9	98	36	66.0	102	49	77.7	117	54	83.9	111	69	90.7
1930	77	28	52.7	89	34	61.0	92	34	62.4	99	45	71.9	104	43	71.7	112	57	83.4	112	68	90.2
1931	85	29	54.8	76	38	58.5	95	37	64.5	97	51	72.5	108	55	80.0	111	58	84.7	116	75	95.2
1932	75	25	49.7	87	28	57.2	94	40	64.1	98	47	69.2	102	52	76.9	110	58	84.2	111	63	89.9
1933	76	29	50.2	78	23	51.1	87	39	63.4	96	45	66.2	106	44	73.4	111	57	84.0	117	65	92.9
1934	81	30	56.5	82	40	62.9	101	42	72.6	102	42	75.5	112	54	82.2	106	52	80.5	118	66	93.7
1935	84	29	55.4	84	36	60.1	89	36	60.1	95	43	69.7	102	51	75.0	113	58	88.6	113	61	90.2
1936	78	31	54.9	83	35	59.3	93	41	67.2	101	43	73.3	106	51	80.6	117	54	88.0	119	63	92.4
1937	68	16	43.8	82	31	55.7	88	41	61.2	98	46	69.0	108	53	77.2	110	58	84.7	117	72	94.6
1938	80	33	56.8	82	34	57.1	88	38	61.4	105	40	69.7	111	50	77.9	112	58	85.7	115	62	91.7
1939	78	35	53.6	81	32	42.3	95	32	63.4	102	48	73.2	108	55	79.2	114	59	85.1	118	66	92.2
1940	83	32	57.8	83	35	58.5	91	39	66.8	103	52	72.3	108	61	82.7	117	62	88.4	116	61	90.8
1941	74	38	56.5	78	44	61.0	87	43	63.8	95	45	67.3	105	48	79.6	108	58	83.4	114	66	91.6
1942	80	27	56.4	78	33	56.3	93	38	62.5	94	45	69.1	110	46	76.7	113	58	85.6	118	71	94.5
1943	85	25	55.6	85	32	60.5	95	44	67.0	100	45	72.1	106	55	79.0	110	53	81.5	119	62	89.9
1944	80	31	53.9	78	32	54.5	88	39	61.3	99	47	69.3	100	50	76.3	110	57	79.9	112	64	87.9
1945	81	33	55.9	82	36	58.5	88	37	60.3	100	35	68.5	100	54	76.1	114	58	83.5	113	72	91.9
1946	78	31	54.9	86	31	56.3	87	40	62.3	101	44	73.1	103	56	77.0	111	60	87.6	111	67	91.5
1947	83	28	52.9	85	39	61.7	88	42	64.8	104	45	72.9	116	52	79.7	110	61	84.7	113	67	92.3
1948	84	25	54.8	85	26	56.9	85	35	59.0	100	41	70.5	104	50	77.3	114	54	83.7	113	65	89.8
1949	71	21	45.3	82	28	53.8	85	41	61.6	102	45	73.3	106	53	77.0	110	57	86.1	115	66	90.7
1950	82	21	51.7	85	34	61.0	95	36	64.9	101	45	73.6	103	49	75.5	118	57	83.6	117	65	89.8
1951	84	32	54.4	88	31	57.5	88	33	62.4	98	46	69.7	111	47	77.4	110	56	83.2	113	63	91.4
1952	75	26	51.4	81	35	58.0	87	37	59.4	95	50	69.5	105	56	81.6	110	55	82.7	111	67	90.5
1953	86	34	59.9	85	30	58.3	91	35	63.5	97	44	68.4	99	49	72.4	113	53	83.6	114	72	93.6
1954	84	31	56.0	92	41	64.4	90	37	61.9	103	45	74.5	102	50	78.0	112	53	83.5	116	71	92.9
1955	77	35	51.9	83	29	55.2	92	35	63.6	88	50	69.0	103	48	74.9	113	55	84.1	113	64	88.7
1956	80	35	58.1	80	29	54.3	93	33	64.9	98	41	68.9	104	52	76.8	113	59	87.1	110	64	90.2
1957	74	30	54.6	89	34	63.7	91	40	64.9	94	45	69.8	102	55	73.8	117	62	88.7	116	71	93.1
1958	80	35	57.5	81	40	61.6	80	38	60.7	102	42	70.4	109	54	82.6	112	61	86.1	117	67	91.2
1959	85	33	58.3	83	37	57.3	91	41	66.9	102	49	74.3	99	51	76.1	116	62	88.8	113	73	94.3
1960	79	27	52.1	81	31	56.9	92	43	67.8	97	47	73.1	109	52	77.8	113	65	89.6	115	69	93.1
1961	83	34	58.0	82	38	60.9	89	43	64.3	103	50	72.3	102	50	76.0	116	56	88.1	114	64	91.2

APPENDIX A (continued)
 IMPERIAL IRRIGATION DISTRICT
 MAXIMUM, MINIMUM AND MEAN TEMPERATURES BY MONTHS FOR YEARS 1914-1990, INCLUSIVE

Year	JANUARY			FEBRUARY			MARCH			APRIL			MAY			JUNE			JULY		
	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean
1962	87	25	55.4	81	28	59.1	89	32	59.7	101	50	74.5	101	48	73.5	111	57	84.4	110	68	90.4
1963	73	24	52.0	90	42	65.3	88	39	62.6	95	43	67.5	104	52	79.2	110	51	82.0	114	69	91.1
1964	77	30	52.0	80	32	56.2	91	36	61.5	99	47	68.4	102	45	76.2	112	60	84.0	116	72	92.1
1965	82	33	57.2	88	31	59.5	84	36	62.1	101	44	70.1	105	52	76.9	105	57	80.6	113	69	90.6
1966	77	30	52.8	77	32	55.9	97	34	65.7	98	49	73.6	103	58	80.4	110	62	86.3	115	71	92.3
1967	81	30	55.4	85	38	60.3	91	42	66.0	88	45	63.3	107	48	76.5	111	57	82.7	113	75	93.3
1968	79	33	55.7	90	44	65.4	92	44	66.0	98	46	69.5	108	55	78.7	115	60	86.6	114	68	91.4
1969	82	33	59.5	76	36	57.5	96	38	63.3	95	49	71.1	107	54	80.1	109	62	82.9	115	67	92.8
1970	79	29	55.3	83	39	61.6	90	43	63.9	94	43	66.9	109	53	78.8	119	58	86.8	113	71	93.1
1971	90	23	55.3	89	31	59.2	98	32	64.8	94	44	68.5	99	54	73.8	112	54	84.2	113	67	92.3
1972	75	24	52.9	86	30	61.8	94	46	70.8	96	42	71.7	102	54	78.3	114	66	86.0	116	73	94.0
1973	77	30	53.3	77	40	59.5	80	43	60.7	97	46	68.5	107	54	80.1	117	57	87.9	115	70	91.2
1974	81	28	56.0	81	38	58.3	90	40	65.6	96	47	70.5	111	51	78.7	116	59	89.4	112	69	91.2
1975	83	31	55.1	83	34	57.6	86	40	61.5	88	42	63.7	105	50	75.8	110	59	85.1	115	71	91.7
1976	86	29	57.2	84	40	60.9	89	42	63.0	99	45	67.7	106	55	79.3	115	50	86.8	115	66	90.6
1977	80	33	56.7	91	39	63.3	87	39	60.8	98	43	72.2	105	53	72.6	115	66	88.3	113	72	93.0
1978	76	37	57.4	82	39	60.6	95	47	67.6	93	48	69.3	107	54	78.7	115	62	90.9	116	68	93.6
1979	74	31	52.6	79	35	58.9	89	42	64.1	97	46	71.9	102	52	77.2	115	61	87.6	115	68	91.9
1980	77	38	60.1	85	39	63.2	86	46	63.3	101	46	70.7	101	52	73.9	114	59	87.4	116	73	94.9
1981	83	42	60.9	90	39	61.8	91	44	64.4	97	47	72.9	103	56	78.4	114	65	90.5	112	73	93.2
1982	76	33	55.8	86	37	61.7	83	41	63.5	94	44	76.7	101	52	70.9	108	59	82.8	113	61	90.5
1983	82	35	59.0	85	42	60.5	90	46	65.2	90	45	66.7	114	52	78.9	108	57	84.3	114	67	92.0
1984	82	35	58.7	83	38	60.3	95	40	66.7	101	48	70.2	111	58	83.0	111	61	85.7	112	75	91.9
1985	73	36	54.8	85	28	57.6	86	39	63.8	101	54	74.3	101	57	79.2	114	61	88.6	116	72	93.3
1986	85	38	61.4	96	34	63.4	99	44	69.5	102	51	72.6	106	53	79.7	114	64	89.2	115	70	91.2
1987	83	31	55.1	82	39	60.0	85	41	64.0	101	50	75.9	104	56	78.8	114	65	88.1	112	64	89.8
1988	79	32	55.5	84	37	61.9	99	40	66.4	101	45	70.7	108	50	77.4	108	54	85.1	111	69	91.6
1989	78	32	54.1	93	30	59.9	96	42	68.8	105	51	76.8	106	54	79.4	111	62	86.9	114	69	92.7
1990	78	31	54.9	86	29	57.9	93	41	66.4	99	53	73.6	102	54	76.9	117	59	87.3	114	69	92.2
Average	79.8	30.0	54.7	84.3	34.3	58.9	90.7	39.2	63.9	98.2	45.3	70.4	104.9	51.7	77.4	112.6	58.2	85.5	113.8	67.5	91.5

APPENDIX B
IMPERIAL IRRIGATION DISTRICT
MAXIMUM, MINIMUM AND MEAN TEMPERATURES BY MONTHS FOR YEARS 1914-1990, INCLUSIVE

Year	AUGUST			SEPTEMBER			OCTOBER			NOVEMBER			DECEMBER			FOR YEAR				MEAN FOR YEAR
	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Date	Min.	Date	
1914	113	64	88.7	108	60	84.1	100	52	73.4	91	41	65.6	No Record			113	8- 3	Incomplete		
1915	117	64	90.6	109	52	81.2	104	50	75.5	91	30	60.8	82	28	54.1	117	8-10	28	12-17	71.2
1916	111	56	87.7	110	57	83.1	95	43	68.2	90	30	58.5	79	25	51.2	116	6-15	25	1-12	71.1
1917	109	62	88.9	108	53	85.3	106	44	76.2	90	38	63.7	89	31	58.3	117	6-16	30	1- 5	71.0
1918	114	55	86.7	105	56	83.1	110	44	74.7	86	32	59.4	82	28	50.5	114	8- 2	26	1-11	70.9
1919	113	67	90.3	107	60	83.7	94	36	68.3	88	31	59.7	82	31	55.6	114	6-26	24	1- 1	70.9
1920	111	58	87.8	108	53	81.8	102	41	65.7	86	34	58.2	78	29	52.9	115	7- 8	29	12-14	70.1
1921	110	68	88.5	107	57	82.6	103	43	75.1	93	32	62.2	81	33	53.4	111	7-22	28	1-12	70.8
1922	110	67	88.8	113	59	87.2	100	42	73.3	85	34	58.2	79	34	56.6	114	6-29	23	1-23	70.6
1923	107	67	87.6	109	51	80.7	97	44	69.7	83	35	62.1	78	32	52.8	114	6-28	28	1- 3	70.2
1924	113	61	89.0	108	48	84.2	100	44	69.4	93	34	61.6	83	23	53.1	113	6-28	23	12-26	72.5
1925	109	67	88.0	104	52	80.7	101	46	70.4	90	33	60.4	80	31	56.0	115	7-16	27	1-11	71.1
1926	110	63	89.4	106	53	82.6	100	44	73.1	92	39	63.4	78	27	52.1	113	6-26	27	12-27	72.6
1927	115	72	90.9	106	56	82.8	101	43	73.8	98	37	63.9	85	31	53.4	115	8-10	31	12- 8	72.3
1928	113	60	88.5	113	54	85.5	102	45	72.2	88	31	61.2	79	29	53.0	114	7-24	29	1-18 & 12-17/21	71.9
1929	111	73	90.5	112	54	80.8	104	40	73.8	88	30	59.2	84	31	58.0	117	6-24	24	2- 8/9	70.8
1930	110	63	87.6	110	51	79.7	100	46	70.2	92	31	61.0	77	26	51.5	112	6- 7 & 7- 2, 11, 15	26	12-22	70.3
1931	112	70	89.9	111	58	83.0	98	51	73.1	93	27	58.0	75	28	51.1	116	7- 2	27	11-23/25	72.2
1932	114	62	89.9	112	60	85.6	102	45	71.8	87	40	63.2	80	30	50.8	114	8- 5	25	1-27	71.0
1933	118	67	91.5	109	59	84.9	105	50	77.9	91	37	63.5	82	29	55.8	118	8-11	23	2- 8	71.2
1934	117	71	94.0	114	53	86.5	109	49	77.5	94	38	65.6	81	31	57.2	118	7-26/27, 7-30/31	30	1- 9	75.5
1935	115	70	90.6	109	63	87.4	99	42	72.9	81	36	59.5	78	33	56.1	115	8-11	29	1-22	72.2
1936	112	67	91.8	108	52	83.7	103	47	74.2	90	36	62.3	76	32	54.8	119	7-14/16	31	1-19	73.6
1937	115	65	93.6	112	61	88.3	99	54	75.9	91	40	64.3	82	33	58.7	117	7- 2	16	1-22	72.4
1938	114	65	90.7	108	64	87.2	101	46	72.5	84	29	57.2	88	35	57.3	115	7-19	29	11-25/28	72.2
1939	111	75	92.7	112	58	82.1	95	44	72.4	91	44	64.7	85	32	59.7	118	7-13	32	2- 3/10 3-1; 12-28	72.7
1940	117	66	92.3	110	62	84.3	101	48	75.1	86	38	61.1	85	30	58.6	117	6-13	30	12-15	74.1
1941	109	65	87.2	104	53	79.1	100	47	69.5	91	30	64.2	82	37	56.6	114	7-10/20	30	11-20	71.7
1942	113	62	91.8	109	60	84.1	101	45	73.9	88	36	63.3	81	32	57.1	118	7-24/25	27	1- 7	72.6
1943	110	67	88.9	113	64	87.7	105	45	74.8	86	36	62.3	74	35	54.7	119	7-25	25	1-19	73.0
1944	115	65	91.5	111	57	85.7	101	55	76.1	85	35	60.9	77	33	55.9	115	8-11	31	1- 9/10	71.2
1945	110	68	90.2	114	56	86.7	101	49	76.2	91	39	61.7	80	31	54.1	114	6-19 & 9-5	31	12-14/16	72.1
1946	113	68	92.0	111	63	86.6	96	46	70.1	81	38	59.0	82	35	57.3	113	8- 2	31	1-11/31; 2- 3	72.4
1947	113	60	89.2	113	64	87.5	105	49	74.5	89	30	57.9	74	28	51.6	116	5- 3	28	1- 4 & 12/14	72.4
1948	115	65	91.3	118	54	87.0	103	46	75.5	83	34	58.9	76	31	52.1	118	9- 3	25	1- 1	71.4
1949	114	61	89.8	112	64	89.7	102	41	71.5	93	43	67.8	87	26	52.8	115	7-14	21	1- 4	71.6
1950	116	66	90.5	118	58	82.8	106	54	78.7	98	34	67.2	84	35	60.6	118	6-30 & 9-1	21	1- 4	73.3
1951	111	66	89.6	109	62	86.8	105	50	75.6	85	38	60.7	78	30	54.6	113	7-31	30	12- 9	71.9
1952	112	72	92.2	112	51	87.6	108	57	81.6	88	34	58.9	84	32	55.1	112	8- 3 & 9-1/2	26	1- 4	72.4
1953	111	61	90.6	111	61	86.4	101	48	75.2	90	37	64.6	82	26	54.6	114	7- 2	26	12-25	72.7
1954	113	66	88.9	108	54	86.5	101	46	76.5	89	43	66.9	79	27	55.7	116	7-28	27	12-29	73.8
1955	110	72	90.9	113	60	86.5	104	52	77.7	89	40	63.4	84	37	57.8	113	6- 9/22, 7-15/9-6	29	2-20	72.0

APPENDIX B (continued)
 IMPERIAL IRRIGATION DISTRICT
 MAXIMUM, MINIMUM AND MEAN TEMPERATURES BY MONTHS FOR YEARS 1914-1990, INCLUSIVE

Year	AUGUST			SEPTEMBER			OCTOBER			NOVEMBER			DECEMBER			FOR YEAR				MEAN FOR YEAR
	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Min.	Mean	Max.	Date	Min.	Date	
1956	111	60	88.3	113	64	90.5	100	44	73.5	92	33	62.0	81	29	56.7	113	6-12, 9- 2	29	2- 3, 12- 9	72.7
1957	114	63	90.3	110	61	86.3	101	51	71.9	82	37	60.3	82	36	57.9	117	6-24	30	1-27	73.0
1958	111	77	92.9	109	60	87.7	103	50	78.3	90	32	63.3	90	36	59.6	117	7- 9	32	11-17	74.4
1959	112	66	90.6	111	60	83.7	101	45	76.5	88	36	64.6	83	36	56.1	116	6-22	33	1- 5	73.9
1960	115	69	91.5	111	64	88.5	103	50	75.2	90	39	62.7	78	28	54.9	115	7-16 & 8-13	27	1- 3	73.6
1961	111	64	90.7	105	59	82.6	103	43	73.5	83	37	60.5	77	33	55.2	116	6-25	33	12-12	72.8
1962	113	69	93.6	110	61	87.1	102	55	76.0	93	42	66.3	83	34	58.0	113	8-25	25	1-12	73.2
1963	110	72	90.3	111	66	87.3	102	58	78.1	89	42	64.5	80	33	56.0	114	7-14	24	1-13, 14	73.0
1964	111	68	90.5	107	61	83.7	105	55	79.3	86	33	60.7	85	32	56.8	116	7-12	30	1- 9, 10	71.9
1965	111	70	91.2	110	58	82.0	105	53	78.4	90	41	66.0	80	36	55.2	113	7- 4	31	2-12	72.6
1966	111	70	92.6	109	62	86.1	95	49	74.6	94	43	65.1	82	32	57.4	115	7- 6	30	1- 4, 22	73.7
1967	113	74	93.5	104	65	85.5	97	54	77.7	94	44	67.9	78	33	53.2	113	7- 1, 2 & 8-29	30	1-7	73.0
1968	108	65	88.6	113	58	85.5	98	53	76.0	88	42	65.9	75	27	52.4	115	6-22	27	12-22	73.5
1969	117	75	95.9	113	65	88.7	102	51	72.5	89	42	64.7	77	33	57.7	117	8- 4	33	1-30	74.0
1970	114	72	93.5	111	57	84.5	98	42	72.9	87	43	63.8	78	37	55.2	119	6-25	29	1- 3	73.1
1971	110	71	91.3	115	56	85.6	102	36	69.9	87	39	61.7	72	31	52.5	115	9-12	23	1- 5, 7	71.7
1972	116	68	89.5	107	61	84.2	104	52	72.0	84	41	60.5	78	28	54.2	116	7-31 & 8- 1	24	1- 5	73.0
1973	111	64	91.0	110	60	83.8	99	50	75.4	92	40	63.9	80	37	57.5	117	6-27	30	1- 6, 7	72.8
1974	112	68	90.7	110	67	88.6	102	49	75.8	88	40	64.2	79	30	53.7	116	6-27	28	1- 3	73.6
1975	115	69	91.8	109	66	87.7	103	43	73.3	92	37	63.3	85	32	57.2	115	7-11 & 8- 4	31	1- 2, 4	72.1
1976	111	64	89.1	105	66	82.6	98	47	75.0	92	33	65.9	79	33	56.5	115	6-27 & 7-6, 7	29	1- 1, 2, 3	72.9
1977	112	72	91.6	111	60	85.6	99	51	78.3	89	41	66.3	83	41	59.6	115	6-28 & 6-29	33	1-10	74.1
1978	111	65	91.6	107	60	84.7	105	57	79.9	89	42	63.0	75	29	53.0	116	7-19, 20	29	12- 8, 9	74.3
1979	112	69	88.7	111	70	90.0	103	47	78.0	84	34	62.3	85	37	59.0	115	6-13, 27 & 7-10, 24	31	1- 2	73.6
1980	113	65	91.1	110	63	86.6	110	48	76.6	94	38	64.9	85	40	61.4	116	7-27	38	1- 5 & 11-18	74.5
1981	116	69	93.9	107	66	88.5	96	48	73.0	90	44	66.5	81	36	59.8	116	8-27	36	12-23	75.3
1982	113	73	92.4	116	56	84.5	95	50	73.8	84	43	61.9	75	35	55.4	116	9- 2	33	1- 4	72.6
1983	111	69	89.8	112	64	89.4	96	61	77.5	90	39	64.9	76	36	58.8	114	7-12 & 13	35	1- 1, 2 & 4	74.0
1984	116	76	91.8	112	67	89.9	102	49	72.8	89	38	63.3	71	34	54.6	116	8-30	34	12-15	74.1
1985	117	68	92.1	107	58	80.9	100	54	74.3	88	36	61.2	80	33	57.1	117	8-24	28	2-1	73.2
1986	112	74	93.7	112	58	82.0	97	54	73.5	87	42	65.0	77	33	57.0	115	7-31	33	12-12	74.9
1987	115	66	91.2	110	62	86.7	106	56	79.4	84	41	63.6	77	28	53.4	115	8-31	28	12-27	73.9
1988	109	67	90.7	109	58	85.1	105	59	80.1	96	40	64.7	83	30	55.9	111	7-25	30	12-27, 30, 31	73.8
1989	110	67	89.4	111	56	85.9	99	46	74.5	90	37	64.3	81	34	56.4	114	7-4	30	2-7	74.2
1990	109	67	89.0	112	65	86.5	99	50	75.4	87	36	63.5	77	21	51.5	117	6-26	21	12-23	73.0
Average	112.5	66.9	90.6	110.1	59.2	85.2	101.4	48.2	74.5	88.9	37.0	62.7	79.2	31.3	54.8	115.3		28.4		72.6

IMPERIAL IRRIGATION DISTRICT
RECORD OF RAINFALL IN INCHES

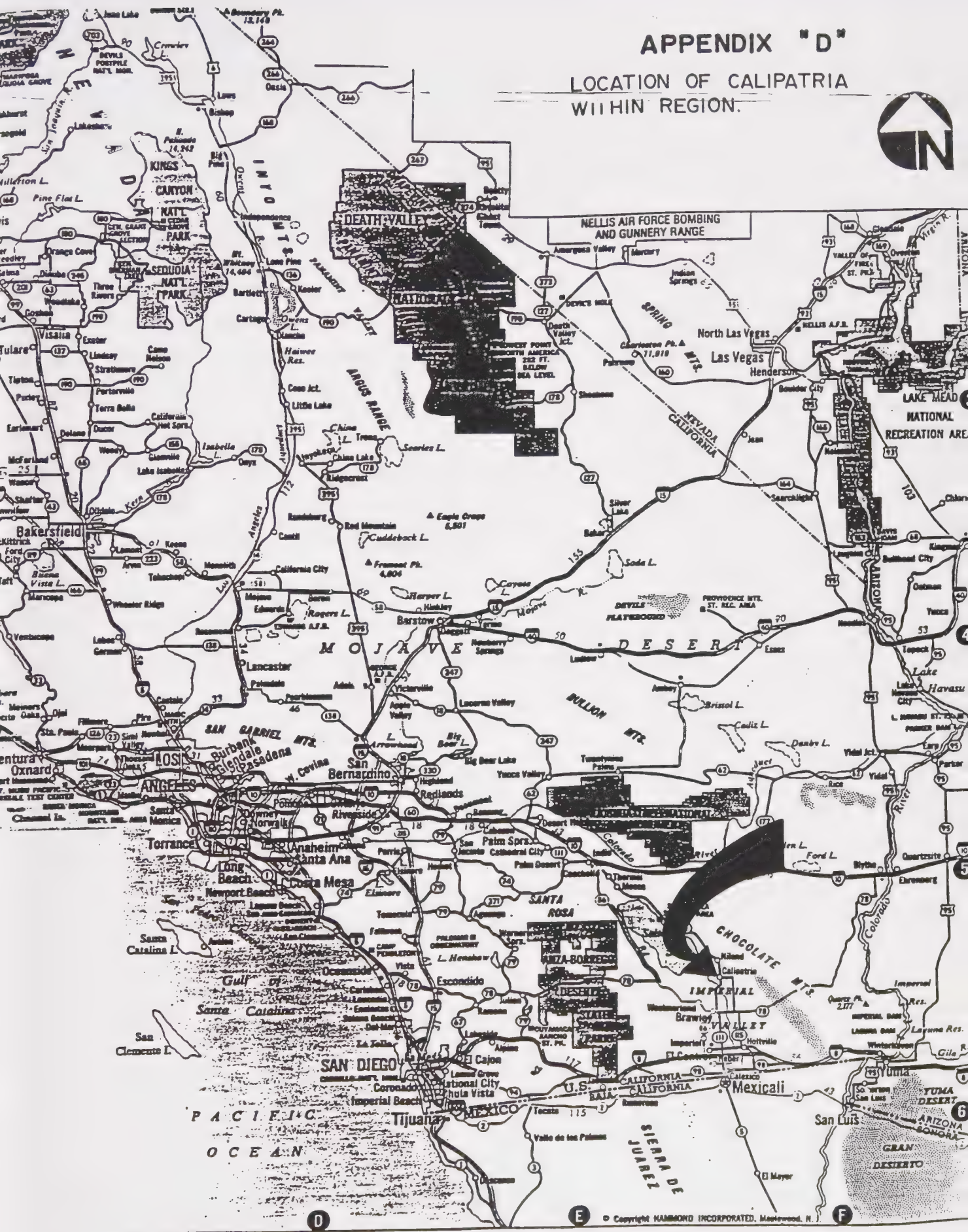
<u>Year</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>
1914	0.06	0.62	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.25	0.90	0.93	2.83
1915	2.30	0.02	0.10	0.28	0.00	0.00	0.00	0.60	0.02	0.00	0.00	0.00	3.32
1916	1.09	0.00	1.41	0.25	0.00	0.00	0.00	1.25	0.40	0.00	0.00	0.40	4.80
1917	1.32	0.00	0.00	0.10	0.00	0.00	0.20	0.00	0.02	Trace	0.00	0.00	1.64
1918	0.63	0.06	0.72	0.00	0.00	Trace	Trace	0.00	0.00	Trace	0.09	0.35	1.85
1919	0.08	0.40	0.26	0.00	0.02	0.00	0.08	0.00	0.89	0.28	0.84	Trace	2.85
1920	0.88	1.52	0.06	0.00	Trace	0.00	Trace	1.05	1.30	0.10	0.00	0.00	4.91
1921	0.47	0.00	0.03	0.00	0.12	0.00	0.06	2.84	0.85	0.00	0.00	1.66	6.03
1922	0.68	0.75	Trace	0.00	Trace	Trace	0.78	Trace	0.11	0.00	0.22	0.03	2.57
1923	0.09	0.10	0.40	0.20	0.00	0.00	0.02	0.02	0.59	0.02	1.29	0.78	3.51
1924	0.00	0.00	0.17	Trace	0.14	Trace	Trace	0.00	0.02	0.00	0.00	0.33	0.66
1925	Trace	0.03	0.24	0.09	0.00	0.00	Trace	0.16	Trace	1.62	0.30	0.50	2.94
1926	0.17	0.00	0.02	1.11	0.00	0.00	0.00	0.05	1.30	0.00	0.00	3.87	6.52
1927	0.12	0.64	0.11	0.02	0.00	0.00	Trace	Trace	0.00	0.89	0.00	2.92	4.70
1928	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	Trace	Trace	0.28
1929	0.15	Trace	0.00	Trace	Trace	Trace	Trace	0.26	1.23	0.00	Trace	Trace	1.64
1930	0.35	Trace	0.38	0.03	0.41	Trace	Trace	Trace	0.73	0.00	Trace	0.00	1.90
1931	0.06	1.90	0.00	0.93	0.00	0.00	0.05	0.51	0.57	0.10	0.33	0.30	4.75
1932	0.00	1.14	0.00	0.00	0.00	Trace	0.00	0.00	0.00	2.86	0.00	0.62	4.62
1933	0.47	Trace	0.00	0.79	0.02	0.00	0.10	0.63	0.01	0.30	0.06	Trace	2.38
1934	0.01	0.18	0.08	0.00	0.00	0.00	0.01	0.08	0.00	Trace	0.01	0.25	0.62
1935	0.62	2.12	0.12	Trace	Trace	0.00	0.12	1.14	0.50	0.00	Trace	0.70	5.32
1936	0.25	0.57	0.00	0.00	0.00	0.00	0.25	Trace	0.00	0.10	0.21	0.21	1.59
1937	0.19	0.10	0.61	0.00	Trace	0.00	0.35	0.00	0.15	0.00	0.00	0.09	1.49
1938	Trace	1.19	0.59	0.00	0.00	0.00	0.47	0.23	0.00	0.00	0.00	1.36	3.84
1939	0.73	0.45	Trace	0.00	0.00	0.00	0.00	0.00	7.06	Trace	0.28	Trace	8.52
1940	0.05	0.77	0.01	0.01	0.00	0.00	0.00	0.00	1.73	0.07	0.05	2.38	5.07
1941	0.85	0.30	1.10	0.46	0.01	0.00	0.06	1.08	0.28	1.04	0.10	1.34	6.62
1942	0.13	0.74	0.55	0.41	0.00	0.00	0.00	0.65	0.00	0.01	0.00	0.00	2.49
1943	0.44	0.04	0.24	Trace	0.00	0.00	0.00	0.90	0.38	0.00	0.00	2.46	4.46
1944	0.01	1.31	0.13	0.05	0.00	0.00	0.00	0.00	0.00	0.04	0.90	1.15	3.59
1945	0.57	0.07	0.03	0.03	0.00	0.00	Trace	1.44	Trace	Trace	0.00	0.67	2.81
1946	0.01	0.00	Trace	Trace	0.00	0.00	0.01	2.16	0.05	0.21	0.14	0.57	3.15
1947	0.00	0.00	0.02	0.06	0.00	0.00	0.00	0.06	0.08	0.03	0.10	0.14	0.49
1948	0.00	0.15	0.04	0.00	0.00	0.04	0.00	0.00	0.00	0.81	0.00	0.29	1.33
1949	1.77	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.04	0.20	0.03	0.19	2.29
1950	0.00	0.19	0.00	0.00	Trace	0.00	0.17	0.00	0.06	0.00	0.00	0.03	0.45
1951	0.38	0.01	0.01	0.13	0.00	0.00	0.18	1.79	0.00	Trace	0.26	0.36	3.12
1952	0.63	0.05	0.40	0.42	0.00	0.00	0.03	0.28	0.00	0.00	0.64	0.19	2.64
1953	0.00	0.02	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
1954	0.53	0.00	0.18	0.00	0.00	0.00	0.06	0.00	0.03	0.00	0.00	0.03	0.83
1955	1.60	0.00	0.06	0.00	0.00	0.00	0.29	0.53	0.00	0.00	0.00	0.05	2.53
1956	0.13	0.01	0.00	Trace	0.01	0.00	Trace	0.00	Trace	0.00	0.00	0.01	0.16
1957	0.63	0.04	0.07	0.03	0.00	0.00	0.00	0.45	0.00	2.04	0.02	0.07	3.35
1958	0.08	1.24	0.64	0.61	0.13	0.00	0.00	0.00	0.00	0.00	0.01	0.00	2.71
1959	0.15	0.23	Trace	Trace	0.00	0.00	0.02	0.02	0.11	0.40	0.01	1.03	1.97
1960	0.50	0.15	0.30	0.00	0.01	0.00	0.03	0.01	0.53	Trace	0.14	0.07	1.74
1961	0.20	0.00	0.00	0.00	0.00	0.00	0.04	0.75	0.00	0.00	0.05	0.83	1.87
1962	0.77	0.23	0.05	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.78	1.85

APPENDIX C (continued)
 IMPERIAL IRRIGATION DISTRICT
 RECORD OF RAINFALL IN INCHES

<u>Year</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>
1963	0.06	0.14	0.18	0.00	0.00	0.00	0.00	0.30	1.06	0.23	0.46	0.00	2.43
1964	0.01	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.29	0.01	0.93
1965	0.04	0.22	0.10	0.72	0.00	0.00	Trace	0.00	0.00	0.00	0.24	1.89	3.21
1966	0.32	0.10	0.18	0.00	0.00	0.00	0.00	0.00	0.47	0.48	0.06	0.00	1.61
1967	0.34	0.00	0.12	Trace	0.00	0.00	0.00	0.21	1.31	0.00	1.50	0.77	4.25
1968	0.00	0.06	0.58	0.00	0.00	0.00	1.31	0.00	0.00	0.00	0.00	0.04	1.99
1969	0.92	0.08	0.02	0.00	0.00	0.00	0.00	0.01	0.82	0.02	1.51	0.12	3.50
1970	0.00	0.69	0.83	0.00	0.00	0.00	0.00	0.02	0.03	Trace	0.02	0.09	1.68
1971	0.10	0.01	0.00	0.13	0.00	0.00	0.00	0.32	0.44	0.18	0.00	0.11	1.29
1972	0.00	0.00	0.00	0.00	0.00	Trace	0.00	0.00	Trace	1.71	0.45	0.00	2.16
1973	0.03	0.58	0.31	0.00	0.00	0.00	0.00	0.27	0.00	0.00	0.09	0.00	1.28
1974	1.11	0.00	0.18	0.00	0.00	0.00	0.04	0.00	0.09	0.12	0.00	0.44	1.98
1975	0.07	0.00	0.16	0.47	0.00	0.00	0.20	0.00	0.17	0.00	0.00	0.12	1.19
1976	0.00	0.84	0.00	0.36	0.02	0.00	0.29	0.00	2.84	0.00	0.58	0.15	5.08
1977	0.05	0.02	0.04	0.00	0.00	0.00	0.01	3.87	0.00	0.29	0.00	0.93	5.21
1978	1.15	0.46	0.39	0.09	0.00	0.00	0.47	0.00	0.00	0.65	0.57	0.59	4.37
1979	1.09	0.09	0.60	0.00	0.09	0.00	0.07	0.40	0.01	0.00	0.00	0.00	2.35
1980	1.59	1.41	1.06	0.23	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	4.35
1981	0.88	0.36	0.60	0.00	0.05	0.00	0.00	0.36	Trace	0.00	0.27	0.00	2.52
1982	0.31	0.09	0.82	0.00	0.00	0.00	0.00	0.49	0.63	0.00	0.10	2.40	4.84
1983	0.23	1.25	1.64	Trace	0.00	0.00	0.00	1.21	0.79	0.00	0.00	0.60	5.72
1984	0.20	0.00	0.00	0.00	0.00	0.00	0.76	0.81	0.03	0.00	0.20	1.43	3.43
1985	0.03	0.12	0.00	0.00	0.00	0.00	0.02	0.15	1.40	0.36	0.90	0.76	3.74
1986	0.14	0.50	0.12	0.00	0.00	0.00	0.06	0.05	0.04	2.59	0.19	0.04	3.73
1987	0.05	0.22	Trace	0.00	Trace	0.00	0.00	0.14	0.01	1.12	0.72	0.32	2.58
1988	0.11	0.90	0.00	0.07	0.00	0.01	0.04	0.12	0.00	0.00	0.07	0.00	1.32
1989	0.65	0.00	0.01	0.00	0.00	0.00	0.00	0.09	0.00	Trace	0.00	0.00	0.75
1990	0.14	0.02	0.06	0.05	0.00	0.00	0.00	0.89	0.09	0.21	0.00	0.00	1.46
1990 Total to Date	0.14	0.16	0.22	0.27	0.27	0.27	0.27	1.16	1.25	1.46	1.46	1.46	1.46
77 Year Average	0.39	0.34	0.23	0.11	0.01	0.00	0.09	0.37	0.38	0.25	0.20	0.50	2.87
Total to Date	0.39	0.73	0.96	1.07	1.08	1.08	1.17	1.54	1.92	2.17	2.37	2.87	2.87

APPENDIX "D"

LOCATION OF CALIPATRIA
WITHIN REGION.



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APPENDIX E

INFORMATION SOURCES AND AGENCIES CONSULTED

This General Plan document includes information from the sources listed below:

Imperial Irrigation District
U.S. Department of Agriculture - Soil Conservation Service
Housing Condition Survey prepared by Laurin Associates
State Department of Conservation
Calipatria Zoning Ordinance
Calipatria Subdivision Ordinance
Imperial County Airport Land Use Plan - 1991
Institute of Transportation Engineers
Imperial County Office of Emergency Services
1990 Federal Census of Housing and Population
State Department of Housing and Community Development
Imperial Valley Housing Authority
Campesinos Unidos Inc.
Westec Services - Environmental Impact Report for State Prison
Traffic Study for State Prison prepared by Stephen George and Associates
Imperial County Welfare Department
Calipatria City Clerk - Margaret Hatfield
Calipatria Public Works Director - Alton Scott
State Department of Health Services
U.S. Army Corps of Engineers
Imperial County Planning Department
State Department of Fish and Game

APPENDIX F

Preparers

The following individuals were directly involved in the preparation of this General Plan:

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